

# \$550,000 - 45 Nolanlake Cove Nw, Calgary

MLS® #A2199329

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,722 sqft  
Residential on 0.02 Acres

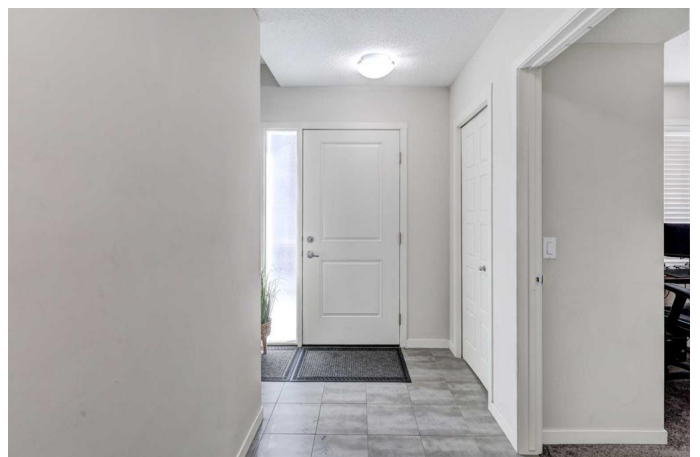
Nolan Hill, Calgary, Alberta

Welcome to this beautifully designed three-story end-unit townhouse nestled in the sought-after community of Nolan Hill! With 1,722 sq. ft. of total living space, this modern and spacious home offers 3 bedrooms, 2.5 bathrooms, a dedicated den/office, and an oversized double attached garage. Plus, with visitor parking conveniently located next to the unit, hosting guests has never been easier!

Step inside and be greeted by a thoughtfully open-concept layout, soaring 9-foot ceilings, and an abundance of natural light streaming through triple-paned windows. The heart of the home—a chef's dream kitchen—features quartz countertops, full-height cabinetry with soft-close drawers, a stylish subway tile backsplash, a massive center island with ample storage, and sleek Whirlpool stainless steel appliances. Contemporary laminate flooring flows seamlessly throughout the main level, enhancing the home's sophisticated charm.

The bright east-facing living room opens onto a large private balcony, overlooking a beautifully maintained courtyard. Whether you're enjoying morning coffee or summer BBQs (with a built-in gas hookup), this outdoor space is perfect for relaxation and entertaining.

Upstairs, the spacious primary suite offers a



walk-in closet and a luxurious en-suite with an oversized standing shower. Two additional well-sized bedrooms, a 4-piece main bath, and a conveniently located laundry area complete the upper level.

Additional features include low-flush toilets, an energy-efficient HRV system, faux wood blinds, and a durable fibre cement siding & stone exterior. The fully insulated and drywalled double attached garage provides plenty of storage space, making organization a breeze.

Perfectly positioned in a serene, courtyard-facing setting, this home offers green spaces, park benches, and easy access to nearby parks and ponds. Enjoy the convenience of being just minutes from Sage Hill Centre, Beacon Hill Shopping Centre, and major roadways like Sarcee Trail, Shaganappi Trail, and Stoney Trail.

Meticulously maintained and move-in ready, this stunning townhome is waiting for you! Don't miss out—schedule your private showing today!

Built in 2016

### **Essential Information**

MLS® #	A2199329
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.02
Year Built	2016
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	45 Nolanlake Cove Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### **Amenities**

Amenities	Parking, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot, Front Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	32
Zoning	M-1
HOA Fees	75

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Regent Pointe Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.