

**108 Nolanlake Villas NW**  
**Calgary, Alberta**

**MLS # A2278440**



**\$440,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE &ndash; Sunday, February 22, 12:00 - 2:00 PM\*\*\*Welcome to this gorgeous 3-bedroom, 2.5-bathroom townhome in the vibrant and family-friendly community of Nolan Hill. This beautifully maintained home offers the perfect blend of comfort, functionality, and modern design. The entry level features a versatile flex room, ideal for a home office, gym, or den, along with convenient access to the double attached garage. Upstairs, you&rsquo;ll find a bright open-concept main floor with 9-foot ceilings, abundant natural light, and elegant laminate flooring throughout. The modern kitchen showcases stainless steel appliances, quartz countertops, ceiling-height cabinetry, and a large island&mdash;perfect for cooking and entertaining. The dining and living areas flow seamlessly to your private balcony with a gas BBQ hookup, ideal for relaxing evenings. Upstairs, the primary suite offers a spacious walk-in closet and a beautiful ensuite featuring dual sinks and a glass shower. Two additional bedrooms, a full bath, and convenient upper-floor laundry complete the level. This well-managed complex boasts durable Hardie Board and stone exteriors, lovely landscaped common areas, and ample visitor parking. Enjoy nearby parks, playgrounds, walking paths, and close proximity to shopping, restaurants, and major routes including Stoney Trail, Sarcee Trail, and Shaganappi Trail. Stylish, functional, and move-in ready&mdash;this townhome offers an exceptional opportunity to live in one of Calgary&rsquo;s most desirable northwest communities. Book your showing today!