

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

MLS® #A2199329

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,722 sqft

Residential on 0.02 Acres

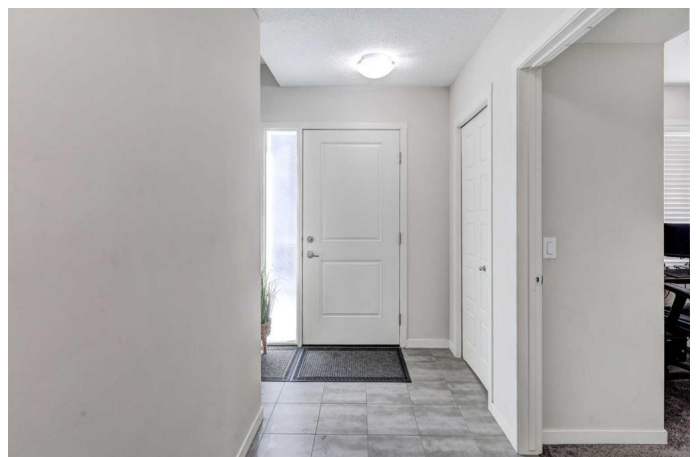
Nolan Hill, Calgary, Alberta

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, 2â€• 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! Donâ€™t miss outâ€”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 | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Chandelier |
| 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 | 54              |
| Zoning         | M-1             |
| HOA Fees       | 75              |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Regent Pointe Realty

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