

# \$509,000 - 305 Nolanlake Villas Nw, Calgary

MLS® #A2268611

**\$509,000**

4 Bedroom, 3.00 Bathroom, 1,709 sqft  
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautiful Cedarglen Homes townhouse in the highly sought-after community of Nolan Hill! This stylish ELEMENTS of Nolan Hill home offers a modern and functional layout with over 1,700 sq. ft. of living space across three levels. Step inside to find a spacious entry-level den or home office, perfect for remote work or study. The main level impresses with its bright, open-concept design and 9-foot ceilings that create a true sense of space. The living room features patio doors leading to a private deck – an ideal spot to enjoy your morning coffee or a BBQ with friends. The chef-inspired kitchen is both elegant and practical, showcasing sleek white cabinetry, quartz countertops, and a large island with seating for four to five – perfect for casual dining or entertaining. A dedicated dining area completes this inviting space. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a luxurious ensuite featuring a double vanity with quartz countertops and an oversized glass-enclosed shower. A convenient upstairs laundry and a full 4-piece main bath complete the upper level. This home also offers the convenience of an attached double garage and is part of a well-managed complex with plenty of visitor parking. Enjoy being just steps from green spaces, walking paths, and local amenities, with quick access to Beacon Hill Shopping Centre – home to Costco, Home Depot,



Canadian Tire, GoodLife Fitness, and many more. Easy access to Sarcee Trail and Stoney Trail makes commuting around the city a breeze. A perfect blend of comfort, style, and convenience – come see why this Nolan Hill gem is the perfect place to call home!

Built in 2015

### Essential Information

MLS® #	A2268611
Price	\$509,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,709
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	305 Nolanlake Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 4th, 2025
Days on Market	14
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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