

# \$509,000 - 99 Nolanlake Cove Nw, Calgary

MLS® #A2239806

## \$509,000

3 Bedroom, 3.00 Bathroom, 1,679 sqft

Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

This gorgeous 3 bed, 2.5 bath townhome comes with a double attached garage and shows like new. The main level consists of luxury vinyl plank flooring, 9' ceilings and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded S/S appliances, custom cabinets, granite counter-tops and a huge center island/breakfast bar that overlooks the large living room. Completing the main floor is a 2pc bath plus a separate dining area that grants access to a North facing balcony with a BBQ gas line hook-up. Upstairs you will find an oversized primary bedroom with a walk-in closet plus a 4pc ensuite with dual vanities. Completing the upper level are two additional bedrooms, another 4pc bath and laundry area. The lower/ground floor level features a spacious den/office area plus a storage/furnace room and access to the double attached garage. Located close to schools, parks, playgrounds, walking paths, City transit, major shopping/restaurant's and easy access to main roadways.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2239806  |
| Price     | \$509,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,679         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 99 Nolanlake Cove Nw |
| Subdivision | Nolan Hill           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 0Z7              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Trash, Visitor Parking            |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                             |
| Basement          | None                                                                                                                                                                                             |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Composite Siding, Stone, Wood Frame                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                17  
Zoning                            M-1 d100  
HOA Fees                        79  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                   2% Realty

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