

# \$519,000 - 108 Nolanlake Villas Nw, Calgary

MLS® #A2265906

**\$519,000**

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.02 Acres

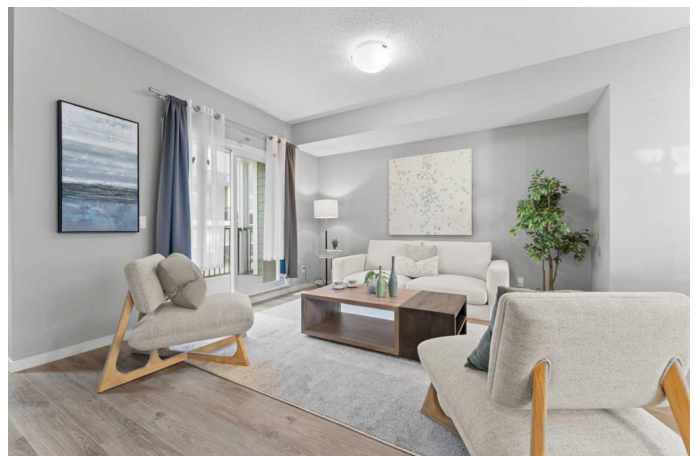
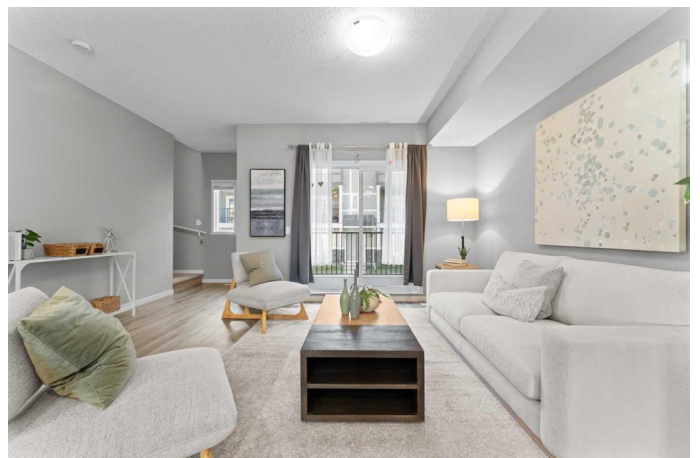
Nolan Hill, Calgary, Alberta

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, youâ€™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 islandâ€”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, Sarcree Trail, and



Shaganappi Trail.

Stylish, functional, and move-in ready—this townhome offers an exceptional opportunity to live in one of Calgary’s most desirable northwest communities. Book your showing today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2265906      |
| Price          | \$519,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,562         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 108 Nolanlake Villas Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0Z7                 |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Other, Trash, Visitor Parking, Community Gardens |
| Parking Spaces | 2                                                |
| Parking        | Double Garage Attached                           |
| # of Garages   | 2                                                |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                               |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Basement          | None                                                                                      |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting, Private Entrance |
| Lot Description   | Lawn, Rectangular Lot      |
| Roof              | Asphalt Shingle            |
| Construction      | Stone, Wood Frame          |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | M-1                |
| HOA Fees       | 79                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.