

# \$549,500 - 81 Nolanlake Cove Nw, Calgary

MLS® #A2192130

**\$549,500**

3 Bedroom, 3.00 Bathroom, 1,745 sqft  
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

Welcome to 81 Nolanlake Cove NW! Here's your chance to own a stunning three-storey townhome in the highly sought-after community of Nolan Hill. Offering 3 bedrooms, a den, and a spacious 1,745 sq. ft. of living area, this home combines comfort, modern living, and ample space. The den is perfect for working from home or desire a quiet area for reading and studying. The property includes an oversized double attached garage, with visitor parking steps away at the rear, and street parking right in front of the unit. Inside, you'll find a well-designed open-concept floor plan boasts 9-foot ceilings, brand new carpets, freshly painted throughout, quartz countertops in both the kitchen and bathrooms. The kitchen is stylishly appointed with upgraded cabinetry, soft-close drawers, a massive quartz island with plenty of cupboards space, a good size stand-up pantry, stylish neutral subway tile backsplash, and Whirlpool stainless steel appliances. The main floor is bright and inviting, ideal for entertaining, with contemporary laminate planks flooring flowing seamlessly through the living area, dining room, kitchen, and 2-piece powder room. Step out onto the large private balcony, complete with a natural gas line hookup-perfect for summer BBQs. Upstairs, the primary bedroom impresses with a full en-suite featuring dual vanities with loads of counter space, a large walk-in closet, and an oversized standing shower. Two additional generously sized bedrooms, a full bathroom, and a conveniently



located laundry area complete the upper level. Additional features include low flush toilets, triple-paned windows, HRV system, 2" faux wood blinds, fiber cement siding, and a stone exterior. The large side-by-side double attached garage is fully insulated, dry-walled, and offers plenty of storage space. The community offers green spaces, benches, visitor parking, and is within walking distance to parks and ponds. With easy access to Sarcee Trail, Shaganappi, and Stoney Trail, and just 5 minutes to Sage Hill Centre and Beacon Hill Shopping Centre with Costco, Canadian Tire, grocery stores, gas stations, restaurants, and all Amenities. This meticulously maintained townhome is move-in ready. Truly a great place to call home—don't miss out, book your private showing today!

Built in 2015

### **Essential Information**

MLS® #	A2192130
Price	\$549,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	81 Nolanlake Cove Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### **Amenities**

Amenities	Park, Playground, Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, See Remarks
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Front Yard, Landscaped, Rectangular Lot, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	20
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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