

\$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	16
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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