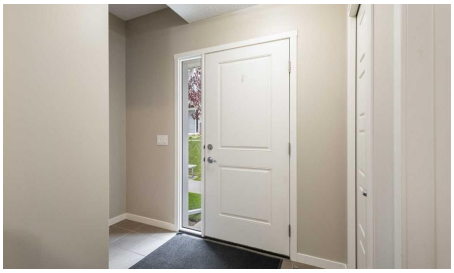
206 Nolanlake Villas NW

Calgary | Active | MLS® A2350067

$439,999









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2015**	**1,707.27 sq. ft.**

Your next move starts with a conversation.

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Listed by Ko Realty Ltd.

A closer look

Welcome to this impeccably maintained three-story townhome in the desirable Northwest Calgary community of Nolan Hill. Offering approximately 1,707 sq. ft. of thoughtfully designed living space, this stylish and move-in-ready home features 3 spacious bedrooms, 2.5 bathrooms, a versatile den/home office, and an oversized attached double garage. With fresh interior paint, upgraded kitchen appliances, and numerous thoughtful upgrades throughout, this home presents an exceptional opportunity for first-time buyers, growing families, or investors.

Step inside to a welcoming entry level featuring a generously sized den with high-end upgraded hardwood flooring, ideal for a home office, study, or quiet retreat. The oversized double attached garage provides excellent parking and storage and is equipped with an upgraded belt-driven LiftMaster garage door opener with remote control.

Upstairs, the bright and spacious main living level showcases an open-concept design with 9-foot ceilings and an abundance of natural light. The contemporary kitchen is beautifully appointed with quartz countertops, upgraded full-height cabinetry, upgraded stainless steel appliances, and a large centre island offering plenty of prep space and casual seating.

Adjacent to the kitchen, the dining area is enhanced by built-in cabinetry, providing additional storage while adding an attractive custom touch. The expansive living room offers plenty of space for relaxing and entertaining and opens onto an oversized balcony with a gas line for your BBQ-perfect for outdoor dining and relaxing summer evenings.

The upper level is thoughtfully designed for comfort and convenience. The spacious primary bedroom features a generous walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a conveniently located laundry area with a stacked washer and dryer complete this level.

Additional highlights include fresh interior paint throughout, quartz countertops in the bathrooms, a water softener, upgraded finishes, and thoughtful storage solutions.

Ideally positioned facing a beautifully maintained community green space with landscaped areas, benches, and ample visitor parking, this home enjoys an attractive and peaceful setting. Nearby parks and ponds add to the appeal of the community, while convenient access to Sarcee Trail, Shaganappi Trail, and Stoney Trail makes commuting around the city easy.

Shopping and everyday conveniences are just minutes away at Sage Hill and Beacon Hill shopping centres, offering easy access to Costco, Canadian Tire, grocery stores, restaurants, services, and more.

Freshly painted, thoughtfully upgraded, meticulously maintained, and truly move-in ready, this beautiful Nolan Hill townhome perfectly combines modern style, functionality, and an excellent Northwest Calgary location. Don’t miss this exceptional opportunity-contact your favourite REALTOR® today to arrange your private showing

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2350067
Bedrooms	3
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,707.27 sq. ft.
Condo Fee:	$318.65
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	979 sq. ft.
Lot Frontage:	21'1"
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7

Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1611365
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$78.75

Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Nolan Hill
Amenities:	Community Gardens, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Build in cabinet in dining room, Office upgraded hardwood floor
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living Room · 12'11" × 12'2" ·
Main Floor	Kitchen · 14'4" × 8'7" ·
Main Floor	Dining Room · 11'6" × 9'10" ·
Main Floor	Foyer · 8'2" × 4'8" ·
Upper Level	Laundry · 4'2" × 3'8" ·
Upper Level	Bedroom - Primary · 12'2" × 11'11" ·
Upper Level	Bedroom · 10'11" × 10'3" ·
Upper Level	Bedroom · 12'3" × 8'10" ·
Upper Level	Walk-In Closet · 9'5" × 3'9" ·
Lower Level	Office · 8'9" × 7'9" ·
Lower Level	Furnace/Utility Room · 11'1" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Lot Features:	Landscaped, Level
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-nolanlake-villas-nw-calgary-a2350067/

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