

\$549,990 - 93 Nolanlake Cove Nw, Calgary

MLS® #A2200637

\$549,990

3 Bedroom, 3.00 Bathroom, 1,682 sqft
Residential on 0.00 Acres

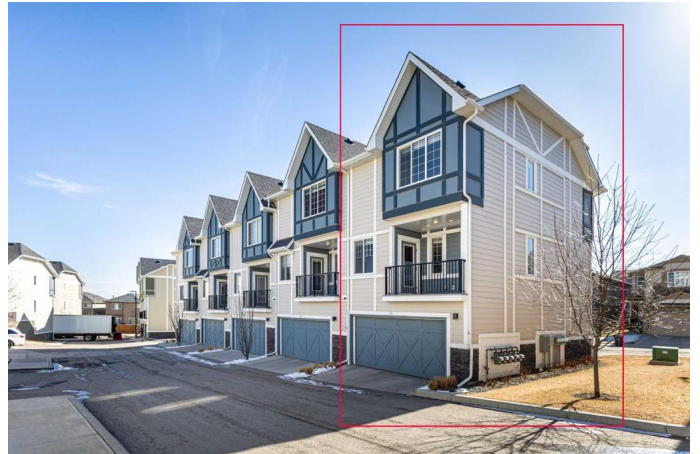
Nolan Hill, Calgary, Alberta

Discover this beautifully upgraded 2-bedroom townhome in the ever-popular Nolan Hill community, offering the perfect blend of comfort, convenience, and modern design.

This rare end-unit boasts a thoughtfully designed layout with a double primary suite configuration, ideal for professionals, young families, or those looking for extra space. The ground-level entry features a versatile den or home office and a convenient mudroom area with direct access to the double attached garage—a rare find in townhome living.

Step up to an inviting open-concept main floor, perfect for entertaining. The bright and airy living space is bathed in natural light from windows on three sides, creating a warm and welcoming ambiance. The modern kitchen is a chef's delight, featuring sleek granite countertops, premium stainless steel appliances, ample cabinetry, and a large central island that's perfect for meal prep and casual dining. The seamless flow between the living, dining, and kitchen areas leads to a private balcony, ideal for morning coffee or evening relaxation.

On the upper level, you'll find two spacious bedrooms, each with its own four-piece ensuite bathroom, including a double vanity in one for added convenience. A flex space with in-suite laundry completes this well-designed third-floor layout. Situated in a well-maintained complex, this townhome is just



steps from a natural ravine with scenic walking paths and located across the pond from the Sage Hill Shopping Complex, offering restaurants, shops, and everyday essentials. With quick access to Stoney Trail and Highway 1, commuting is a breeze, making this an unbeatable location for work and play.

Bright, modern, and move-in ready, this townhome is a rare opportunity in Nolan Hill that won't last long. Whether you're a first-time homebuyer, investor, or downsizer, this is a fantastic opportunity to own in one of Calgary's most sought-after communities. Book your private showing today!

Built in 2015

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2200637 |
| Price | \$549,990 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,682 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 93 Nolanlake Cove Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0W3 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, V |
| Heating | Central |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line, Other |
| Lot Description | Other, Corners Marked |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Wood Fram |
| Foundation | Poured Concrete |



Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 8th, 2025 |
| Days on Market | 41 |
| Zoning | M-1 |
| HOA Fees | 108 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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