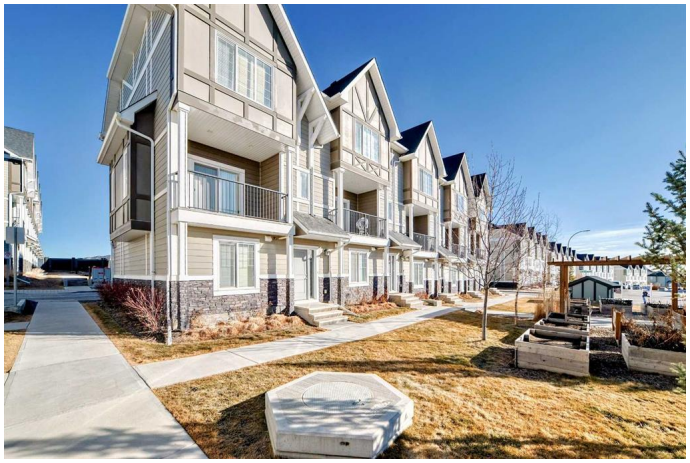
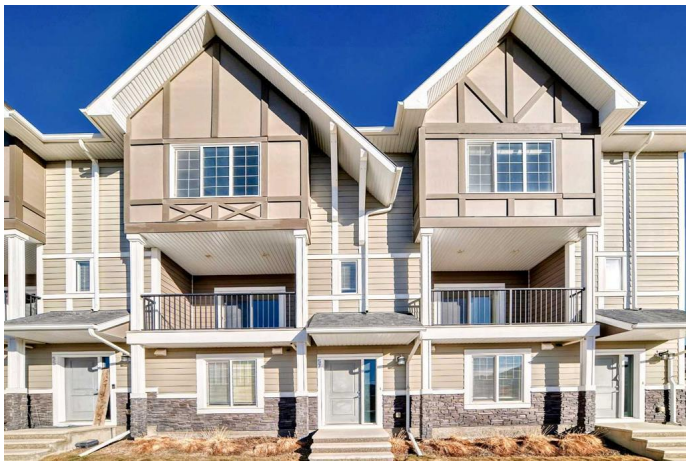
$535,000 - 57 Nolanlake Cove Nw, Calgary

MLS® #A2208918

$535,000
3 Bedroom, 3.00 Bathroom, 1,683 sqft
Residential on 0.02 Acres





Nolan Hill, Calgary, Alberta

Welcome to 57 Nolanlake Cove NW! This exceptional three-storey townhome in the sought-after community of Nolan Hill presents a fantastic opportunity to own a contemporary and spacious residence. With 3 bedrooms, a versatile den, and 1,683 sq. ft. of living space, this home effortlessly blends style and comfort. The den is perfect for working from home, studying, or simply unwinding. A standout feature is the oversized double attached garage, complemented by convenient visitor parking just steps away. Inside, the open-concept layout is thoughtfully designed, boasting 9-foot ceilings, brand-new carpet, fresh paint, and elegant quartz countertops in both the kitchen and bathrooms. The kitchen is a chefâ€™s delight, featuring upgraded cabinetry, soft-close drawers, a spacious quartz island with ample storage, a stand-up pantry, a stylish subway tile backsplash, and Whirlpool stainless steel appliances. The bright and welcoming main floor showcases contemporary laminate plank flooring, ideal for entertaining. The sun-filled, south-facing living room opens onto a large private balcony with a scenic courtyard view and a natural gas hookup for summer BBQs. A convenient 2-piece powder room completes this level. Upstairs, the primary suite boasts a generous walk-in closet and a luxurious en-suite with an oversized standing shower. Two additional bedrooms, a full bathroom, and a strategically placed laundry area complete the upper level. Additional highlights include low-flush toilets,

triple-pane windows, an HRV system, 2â€• faux wood blinds, durable fiber cement siding, and a stylish stone exterior. The fully insulated and drywalled double attached garage offers excellent storage solutions. The home overlooks a beautifully maintained courtyard with lush green spaces, benches, and nearby visitor parking. Enjoy the convenience of being within walking distance to parks and ponds, with quick access to major routes like Sarcee Trail, Shaganappi Trail, and Stoney Trail. Youâ€™ll also be just minutes from Sage Hill Centre and Beacon Hill Shopping Centre, home to Costco, Canadian Tire, grocery stores, restaurants, and more. This immaculate townhome is move-in readyâ€”donâ€™t miss out! Schedule your private showing today.

Built in 2016

Essential Information

MLS® #	A2208918
Price	$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	57 Nolanlake Cove Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

Amenities

Amenities	Park, Parking, Playground, V
Parking Spaces	2
Parking	Double Garage Attached, G Insulated, Oversized, See Re
# of Garages	2

Interior

Interior Features	Closet Organizers, Double V Smoking Home, Open Flo Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gara Refrigerator, Washer, Windo
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

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

Additional Information

Date Listed	April 5th, 2025
Days on Market	15
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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