

93 Nolanlake Cove NW  
Calgary, Alberta

MLS # A2214274

**\$499,990**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill             |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,682 sq.ft.           | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Corners Marked, Other  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 288 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Mixed, Other, Wood Frame                             | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), French Door, Kitchen Island |                   |        |

**Inclusions:** n/a

Discover this beautifully upgraded 2+1 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!