

# \$499,000 - 99 Nolanlake Cove Nw, Calgary

MLS® #A2239806

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,679 sqft  
Residential on 0.02 Acres

Nolan Hill, Calgary, Alberta

This gorgeous 3 bed, 2.5 bath townhome comes with a double attached garage and shows like new. The main level consists of luxury vinyl plank flooring, 9' ceilings and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded S/S appliances, custom cabinets, granite counter-tops and a huge center island/breakfast bar that overlooks the large living room. Completing the main floor is a 2pc bath plus a separate dining area that grants access to a North facing balcony with a BBQ gas line hook-up. Upstairs you will find an oversized primary bedroom with a walk-in closet plus a 4pc ensuite with dual vanities. Completing the upper level are two additional bedrooms, another 4pc bath and laundry area. The lower/ground floor level features a spacious den/office area plus a storage/furnace room and access to the double attached garage. Located close to schools, parks, playgrounds, walking paths, City transit, major shopping/restaurant's and easy access to main roadways.

Built in 2015

## Essential Information

MLS® #	A2239806
Price	\$499,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,679
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	99 Nolanlake Cove Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z7

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            July 16th, 2025

Days on Market        40

Zoning                 M-1 d100

HOA Fees              79

HOA Fees Freq.        ANN

### **Listing Details**

Listing Office           2% Realty

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