



45 Nolanlake Cove Calgary Alberta

\$489,999

****OPEN HOUSE SAT 29TH NOV 2025 1-3PM****.....Welcome to this stunning EAST-FACING, three-storey END-UNIT townhouse nestled in the highly sought-after community of Nolan Hill! Offering 1,705 sq. ft. of thoughtfully designed living space, this modern home features 3 bedrooms, 2.5 bathrooms, a dedicated DEN or HOME OFFICE, and an INSULATED OVERSIZED DOUBLE ATTACHED GARAGE. Convenient visitor parking is located right next to the unit--perfect for hosting friends and family.FRESHLY PAINTED and PROFESSIONALLY CLEANED from top to bottom--including APPLIANCES and CARPETS--this home is truly move-in ready.Step inside to an inviting OPEN-CONCEPT main floor boasting 9-FT CEILINGS, contemporary laminate flooring, and abundant NATURAL LIGHT from TRIPLE-PANE WINDOWS. The chef-inspired kitchen is the centerpiece of the home, showcasing QUARTZ countertops, full-height SOFT-CLOSE cabinetry, a subway tile backsplash, and a massive center ISLAND with extra STORAGE. Complete with WHIRLPOOL STAINLESS STEEL appliances, this kitchen is ideal for both everyday cooking and entertaining.The bright east-facing living room opens to a large private BALCONY overlooking a beautifully landscaped courtyard--perfect for morning coffee or summer BBQs with the built-in GAS LINE.Upstairs, the primary suite offers a generous WALK-IN CLOSET and a luxurious ENSUITE with an oversized glass shower. Two additional bedrooms, a 4-piece main bath, and a convenient upper-level laundry area complete the top floor.Additional highlights include an energy-efficient HRV system, low-flush toilets, 2" faux wood blinds, triple-pane windows, and durable fiber cement siding with stone accents. The fully INSULATED and drywalled oversized double attached garage provides ample space for vehicles, STORAGE, or a home gym.Perfectly situated in a quiet, LANDSCAPED COURTYARD with green space and park benches, this home offers ...

Other 8.67 Ft x 3.50 Ft

Den 8.75 Ft x 7.75 Ft

Furnace 11.17 Ft x 5.00 Ft

Kitchen 16.33 Ft x 8.92 Ft

Living room 12.75 Ft x 16.33 Ft

Primary Bedroom 12.25 Ft x 12.08 Ft

Other 9.50 Ft x 3.75 Ft

3pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 12.25 Ft x 8.83 Ft

Bedroom 10.25 Ft x 11.00 Ft

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Listing Presented By:



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Dining room 12.33 Ft x 9.92 Ft

Other 11.42 Ft x 6.42 Ft

2pc Bathroom 5.83 Ft x 5.00 Ft

Laundry room 4.08 Ft x 3.75 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft