

# \$539,900 - 59 Nolanlake Cove Nw, Calgary

MLS® #A2241239

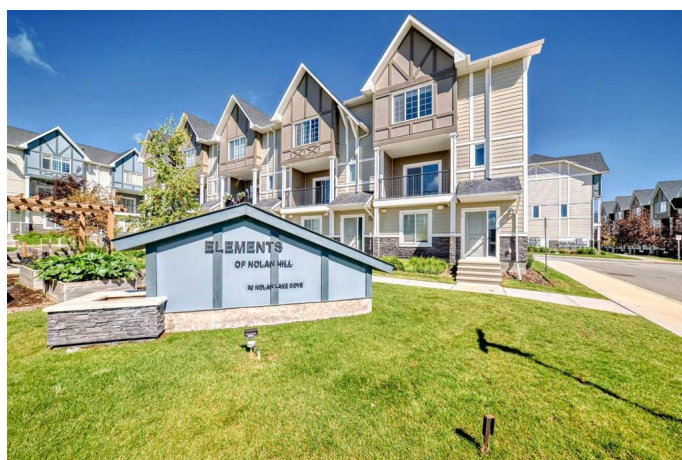
**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,706 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

\*\*\*Open House Saturday, August 12th, 2:00 pm to 4:00 pm\*\*\*Welcome to 59 Nolanlake Cove NW, a beautifully updated 3-bedroom plus den END UNIT townhouse in the desirable community of Nolan Hill. With 1,705 sq. ft. of well-designed living space across three levels, this home offers comfort, functionality, and stylish upgrades. Enjoy the feel of a refreshed interior with brand new Luxury Vinyl Plank (LVP) flooring throughout the lower and upper levels, including both staircases, and fresh paint throughout the entire home. The main floor features an open-concept layout with quartz countertops, upgraded cabinetry with soft-close drawers, and a spacious island perfect for cooking and entertaining. The kitchen is completed with Whirlpool stainless steel appliances, a stand-up pantry, and a modern subway tile backsplash. The adjoining living and dining areas open to a private balcony with a natural gas line—perfect for barbecues and relaxing outdoors and enjoying peaceful courtyard views. A convenient 2-piece powder room is also located on this level. Upstairs, the primary bedroom features a large walk-in closet and a private luxurious en-suite with an oversized standing glass shower. Two additional bedrooms, a full 4-piece bathroom, and a laundry area complete the upper floor. The entry-level features a versatile den—perfect for a home office or gym—and access to a spacious double attached garage that's fully insulated and drywalled. There's also



street parking available right out front. This well-managed complex includes green spaces, visitor parking, and access to walking paths and ponds. You'll enjoy quick access to Sarcee Trail, Shaganappi Trail, and Stoney Trail, and you're just minutes from Sage Hill Centre, Beacon Hill Shopping Centre, Costco, restaurants, grocery stores, and more. Don't miss the opportunity to own this move-in-ready, stylishly upgraded townhouse in a prime NW location. Schedule your private showing today!

Built in 2016

### Essential Information

MLS® #	A2241239
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	59 Nolanlake Cove Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0Z7

### Amenities

Amenities	Parking, Playground, Park, Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Closet Organizers, Vinyl Windows, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

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

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	17
Zoning	M-1 d100

### Listing Details

Listing Office	CIR Realty
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