

# \$449,900 - 420 Nolanfield Villas Nw, Calgary

MLS® #A2196302

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

Welcome to this well-maintained 2-Bedroom, 2.5-Bathroom townhome in the sought-after community of Nolan Hill, and the unit is back onto the Courtyard of the complex.

This gorgeous unit features 9'™ ceilings throughout the main level. The open-concept Living and Dining area seamlessly connects to the L-shaped Kitchen, making it perfect for hosting guests or family gatherings. The Kitchen boasts stainless steel appliances, a gas stove, white quartz countertops, and ceiling-height cabinetry. The patio door off the Kitchen leads to the Courtyard, adding a touch of greenery and tranquility.

On the upper level, you'll find the double spacious Master Bedroom suites, each complete with large windows, walk-in closets, and private Ensuite Bathrooms. The stacking washer (2025) and dryer, located on this level, adds to your convenience and comfort.

The home also features a double tandem garage, offering ample parking and extra storage space.

This incredible home is close to bus stops, shopping centers, amenities, and scenic walking/bike pathways. Plus, you'll enjoy easy access to parks, playgrounds, and a nearby lake.

Call for a viewing now!



Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2196302      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,366         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 420 Nolanfield Villas Nw |
| Subdivision | Nolan Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0T9                  |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Other, Visitor Parking                    |
| Parking Spaces | 3   |
| Parking        | Double Garage Attached, Insulated, Tandem |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Breakfast Bar, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line, Courtyard      |
| Lot Description   | Rectangular Lot, Landscaped  |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Composite Siding |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 93                  |
| Zoning         | M-1                 |
| HOA Fees       | 79                  |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |  |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

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