

# \$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	Visitor Parking, Other
Parking Spaces	3
Parking	Double Garage Attached, Insulated, Tandem
# of Garages	2

## Interior

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

**Exterior**

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

**Additional Information**

Date Listed	February 27th, 2025
Days on Market	63
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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