

515 Nolanfield Villas NW
Calgary, Alberta

MLS # A2221346



\$456,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,344 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Modern Townhouse with Scenic Pond Views! Welcome to this beautifully upgraded modern townhouse, where thoughtful design meets an unbeatable location. Overlooking a serene pond and surrounded by walking paths, this home is perfect for those seeking a peaceful retreat without sacrificing convenience. As you enter, you're welcomed by a spacious foyer that leads to the bright and airy open-concept main floor. Soaring 9' ceilings and large windows fill the space with natural light. The chef's kitchen features upgraded stainless steel appliances, Caesarstone countertops, a raised breakfast bar, under-cabinet lighting, and plenty of prep space. A conveniently located powder room is tucked just off the kitchen. Step out onto the patio—ideal for BBQs—and take in the tranquil pond views. The dining and living areas are perfect for hosting family and friends, offering a seamless flow for entertaining. Upstairs, the spacious primary bedroom features a walk-in closet and a private 3-piece ensuite. The second bedroom also includes a walk-in closet and its own 4-piece ensuite, complete with beautiful views of the pond. A custom built-in nook with a computer desk and an upstairs laundry area add functionality and convenience to this level. Additional features include a double attached tandem garage, extra storage, a utility room, central air conditioning for those warm summer days, and premium Hunter Douglas blinds (north-facing) and shutters (south-facing) throughout the home. Located close to shopping, gyms, childcare, banks, parks, and playgrounds, with quick access to Stoney Trail and Shaganappi Trail—everything you need is just minutes away. This home offers the perfect blend of modern comfort and natural beauty—call today to book your private viewing!