

420 Nolanfield Villas NW
Calgary, Alberta

MLS # A2196302



\$449,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,366 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

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:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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!