

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

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 78 |
| Zoning | M-1 |
| HOA Fees | 79 |
| HOA Fees Freq. | ANN |

Listing Details

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