

\$525,000 - 202 Nolanfield Villas Nw, Calgary

MLS® #A2210856

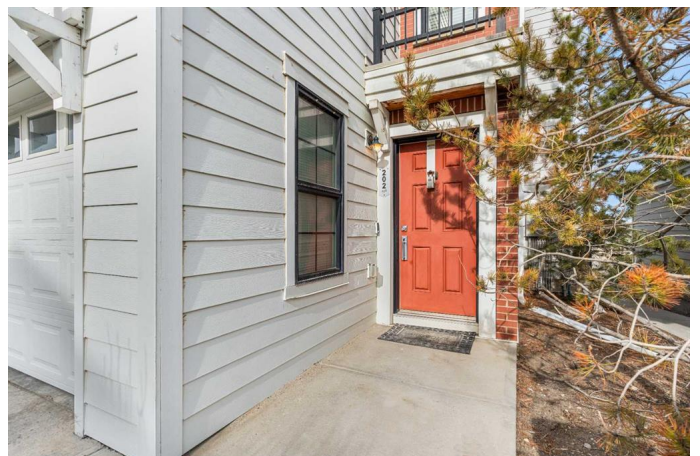
\$525,000

3 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beauty, in the choice community of Nolan Hill, NW Calgary. This is an end unit and biggest on the block - more space, more light and feels like a half-duplex. This home is also has brand new stainless steel appliances installed, brand new carpets everywhere and a fresh coat of paint done all through the house - ready for the next owner. This home is very accessible and in close proximity to lots of amenities, mins walk/drive to green spaces, parks, bike paths, schools, medical offices, gyms, bus stops, public transportation and more. This corner unit town home has a nice facing backyard, and includes 3 Bedroom, 2.5 Bathrooms, living area, dining area and two-car garage + extra parking on the driveway. The main floor includes hardwood flooring and offers a bright, good sized living area, central dining room, kitchen as well as a half bath. There is also a good sized extended balcony on the main floor for those pleasant summer days. The kitchen features all stainless steel appliances, ample spacious cabinet, quartz countertops, and more. The upper floor features 3 good sized bedrooms, 2.5 Bath; including a four piece ensuite bath in the primary bedroom as well as a walk-in closet. Laundry machines are on the upper floor as well. The lower floor features a double garage (tandem) with additional parking on the drive way (3 parking spots), foyer, mechanical room and also a porch at the back yard with some fencing. Exterior side walls are made of bricks. This house is located



minutes away from schools, bike trails, green spaces and shopping centers including Shoppers Drug Mart, Costco, Walmart, T&T Supermarket. and more. It also offers great accessibility; it is right by Shaganappi Trail with close proximity to Sarcee Trail, Beddington Trail, and Stoney Trail for easy access to the different areas of the city. Book a showing and catch of a glimpse of this.

Built in 2015

Essential Information

MLS® #	A2210856
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,565
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	202 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem

of Garages 2

Interior

Interior Features Chandelier, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Basement None

Exterior

Exterior Features Balcony, Courtyard, Playground

Lot Description Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Paved, Views

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2025

Days on Market 3

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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