

303 Nolanfield Villas NW
Calgary, Alberta**MLS # A2229327****\$509,900**

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,443 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: blinds / curtains, TV Mount

This bright and beautifully designed 3-bedroom, 2.5-bath corner unit townhome backs onto a scenic pond with walking trails right outside your door. Whether you're hosting friends or enjoying a quiet evening in, the main floor layout is perfect, with the dining room on one side, kitchen in the middle, and living room on the other, it creates an ideal flow for entertaining. Step out onto your private balcony and soak in peaceful views that instantly make you feel relaxed. As a corner unit, you'll enjoy extra windows and plenty of natural light throughout the day. Conveniently located near schools, shopping, groceries, and amenities.