



503 Nolanfield Villas NW Calgary, Alberta

MLS # A2266446



\$529,900

Division: Nolan Hill Type: Residential/Five Plus Style: Townhouse Size: 1,546 sq.ft. Age: 2014 (11 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached, Tandem Lot Size: 0.04 Acre Lot Feat: Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, View

Heating: Water: Forced Air, Natural Gas Sewer: Floors: Carpet, Hardwood Roof: Condo Fee: \$ 384 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Cement Fiber Board, Wood Frame M-1 d100 Foundation: **Poured Concrete Utilities:** Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Discover this stunning End-Unit Townhouse in Nolan Hill, backing onto a peaceful Pond, Green Space, and Walking Paths—no neighbors behind! This home features 3 Bedrooms, 2.5 Baths, and 1,546 sq. ft. of thoughtfully designed living space. Step into the Main Floor with 9' ceilings and gleaming hardwood floors throughout the Open-Concept Layout. The Kitchen showcases a Central Island, Raised Eating Bar with Quartz Countertops, Stainless Steel Appliances, plus a convenient Pantry. The Living Room includes a Juliet Balcony, while the Dining Area opens onto a Balcony with Gas Hookup, perfect for BBQs while enjoying serene Pond views. A Half

Bath with Window completes the Main Level. On the upper level, the Primary Bedroom offers a Walk-In Closet, 3-Piece Ensuite with a standing shower and seat, and a large window overlooking the Pond. Two additional Bedrooms, one with a Walk-In Closet, share a 4-Piece Bathroom, and the Upper-Level Laundry adds practicality. Additional highlights include a Double Attached Tandem Garage with a rear room that's perfect for a Gym or Workshop, plus Visitor Parking conveniently next to the unit. Within walking distance to Green Space Pathways, Shopping, and Public Transit, with easy access to Shaganappi Trail and Stoney Trail. Don't miss this rare opportunity to enjoy Nolan Hill living at its finest!