

# \$449,900 - 428 Nolanfield Villas Nw, Calgary

MLS® #A2199793

**\$449,900**

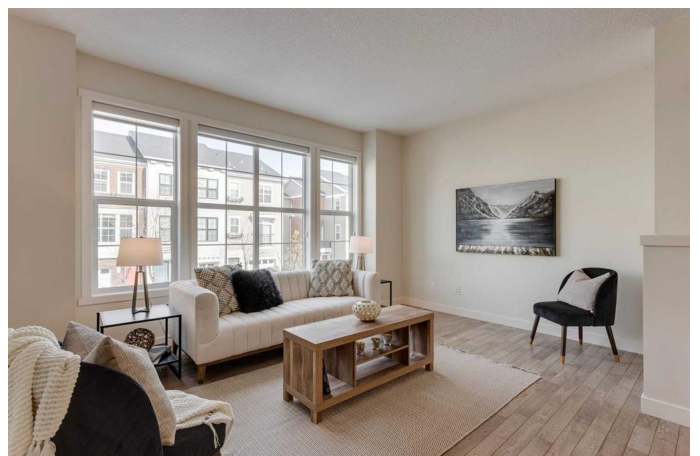
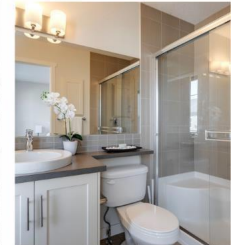
2 Bedroom, 3.00 Bathroom, 1,293 sqft  
Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

**\*\*Watch Virtual Tour\*\*** This modern and stylishly redesigned townhome is perfect for first-time homebuyers or those looking to upsize from an apartment condo. Offering nearly 1,500 sq. ft. of thoughtfully designed living space, this home features two bedrooms, two and a half bathrooms, and a versatile den to accommodate a variety of lifestyles. The double attached garage (with tandem parking) provides extra storage and a dedicated utility room for added convenience. Upon entering, a spacious foyer leads upstairs to the bright and open-concept main floor. The well-appointed kitchen is a chef's dream, featuring stainless steel appliances, durable tile flooring, modern white cabinetry, quartz countertops, a deep undermount sink, under-cabinet lighting, and pantry. A convenient powder room is located just off the kitchen, while patio doors open to a southeast-facing concrete patio with gas-line, perfect for enjoying your morning coffee or summer BBQs. Beyond the patio, a communal space and walkways make this an ideal setting for families. The breakfast bar is great for busy mornings, while the dedicated dining area provides space for more formal meals. The dining and living room areas are highlighted by beautiful wire-brushed oak hardwood flooring, soaring 9-foot ceilings, and a large picture window that floods the space with natural light. Upstairs, the spacious primary bedroom offers a walk-in closet and a private three-piece ensuite with a shower featuring bench seating.

## NOLAN HILL

Double attached garage  
2 beds, 2.5 baths + Den  
SE patio  
Modern and bright design



The sizeable second bedroom also includes a walk-in closet with a window, while the versatile den can be used as a home office, nursery, small gym, or second TV roomâ€”tailored to suit your lifestyle. A four-piece bathroom with quartz countertops and tile flooring, along with a convenient second-floor laundry room, completes this level. Located across the street from a vibrant shopping center, this home offers unmatched convenience with access to Calgary Co-op, Anytime Fitness, Tim Hortons, childcare services, a veterinary clinic, Shoppers Drug Mart, banks, and more. Enjoy picturesque walking trails around the nearby pond, seamlessly connected throughout the community. With modern finishes, a functional layout, and a prime location, this townhome is the perfect step up into homeownership!

Built in 2014

### **Essential Information**

MLS® #	A2199793
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	428 Nolanfield Villas Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	6
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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