

\$525,000 - 335 Nolanfield Villas Nw, Calgary

MLS® #A2145052

\$525,000

3 Bedroom, 3.00 Bathroom, 1,552 sqft

Residential on 0.00 Acres

Nolan Hill, Calgary, Alberta

Enjoy privacy and tranquility in this fantastic townhome backing onto the ravine with sprawling, unobstructed views. Offering 3 bedrooms, 2.5 bathrooms, a flex space, 1,551 sq ft of refined living space, amazing outdoor space, and an oversized tandem attached garage! The functional, open floor plan boasts soaring 9-foot ceilings throughout the main floor, an abundance of natural light, and sophisticated, timeless finishes. The bright kitchen is showcased by tons of cabinets + counter space, pantry & newer stove - perfect for the at-home gourmet. Flowing seamlessly from the kitchen and dining area is the comfortable living room with access to your sunny balcony backing the ravine - the perfect place to savor your morning coffee/evening drink and take in the amazing Northern Lights. Completing the main floor is a functional flex area, and 2-piece powder room. Upstairs, you'll find 3 generously sized bedrooms, including the primary suite with its own 3-piece ensuite (stand up shower) and spacious walk-in closet. The upstairs washer and dryer add convenience and practicality to laundry day. The oversized tandem garage can easily accommodate 2 vehicles and offers an abundance of additional storage. Nolanfield Villas is a well-managed, pet-friendly (with board approval) complex with low condo fees. Offering quick access to Beacon Hill, Stoney Trail, Nolan Hill Shopping Center, and an array of local amenities. Explore the countless parks, playgrounds, walking paths, and nearby



schools. This is your opportunity to own the serenity of ravine living combined with the convenience of urban amenities. Come experience a low-maintenance lifestyle in an unbeatable location!

Built in 2014

Essential Information

MLS® #	A2145052
Price	\$525,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,552
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	335 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home,
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	Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Street Lighting, Private, Secluded, Views, Wetlands
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	August 6th, 2024
Days on Market	20
Zoning	M-1 d100
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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