

\$529,900 - 103 Nolanfield Villas Nw, Calgary

MLS® #A2161427

\$529,900

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

Step into this stunning 3-bedroom, 3-bathroom corner unit townhome, perfectly nestled in the highly desirable community of Nolan Hill. Located on a serene street facing a lovely courtyard, this home offers an abundance of extra street parking and a sense of peaceful living. As you enter the main living area, you'll be captivated by the contemporary open floor plan with soaring 9-foot ceilings and an array of large windows that flood the space with natural light. The elegant hardwood floors lead you through the spacious living area, showcasing a gourmet kitchen equipped with soft-closing cabinetry, gleaming quartz countertops, and all new top-of-the-line stainless steel appliances. The expansive family room is perfect for both cozy nights in and entertaining guests, while the formal dining area opens to an outer deck complete with an upgraded gas line BBQ – ideal for those summer cookouts. Upstairs, the home continues to impress with three generously sized bedrooms and two full bathrooms, all with new LVP flooring, along with the added convenience of an upstairs laundry room. The primary suite is a true retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional spacious bedrooms and a 4-piece bathroom provide ample space for family and guests. Additional features include a double attached tandem garage, offering plenty of storage and parking. Location is everything, and this townhome does not disappoint. You'll find an array of amenities



just minutes away, including Sobeys, Co-op, Walmart, City Market, Costco, Beacon Hill, YMCA, and a variety of restaurants. Outdoor enthusiasts will love being steps from the ravine, parks, and bike paths, while commuters will appreciate the easy access to Shaganappi Trail, Sarcee Trail, and Stoney Trail. Public transit is also conveniently close by. Experience the perfect blend of luxury, comfort, and convenience in this beautiful Nolan Hill townhome. Schedule your private showing and make this dream home yours today!

Built in 2013

Essential Information

MLS® #	A2161427
Price	\$529,900
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	103 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, 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	Courtyard
Lot Description	Back Lane, Corner Lot, Few Trees, Paved, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 3rd, 2024
Days on Market	5
Zoning	M-1 d100
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.