

\$449,900 - 222 Nolanfield Villas Nw, Calgary

MLS® #A2175293

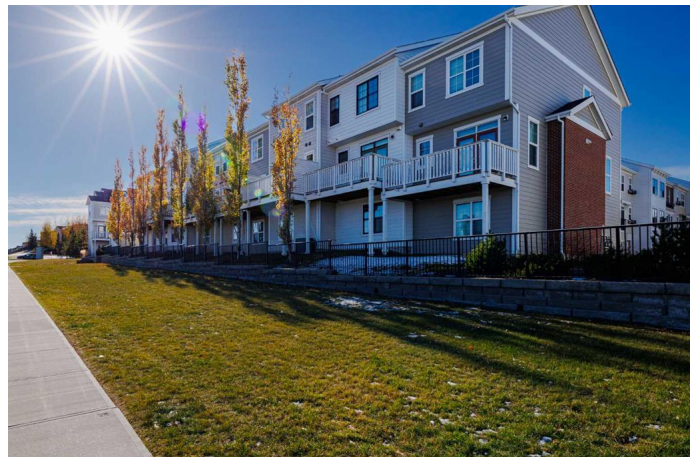
\$449,900

2 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

This elegant 2 bedroom townhouse is situated in a highly sought-after neighborhood, blending style, convenience, and comfort. As you approach, the property welcomes you with an inviting entrance, framed by meticulously landscaped greenery and a private front garden. Upon entering, the foyer opens up to a spacious double car tandem garage giving you soo many options from 2 vehicles with storage options or finishing a space for an exercise room, an office or "Person Cave". Ascending to the first floor you're welcomed with a sunlit living area with floor-to-ceiling windows that flood the space with natural light on both ends of the main floor. High ceilings, hardwood flooring, and luxury vinyl plank spans across all levels and tasteful finishes create a modern yet warm atmosphere. Adjacent to the living room is an open-concept dining area, ideal for entertaining, and a fully-equipped kitchen. The kitchen boasts stainless steel appliances, custom cabinetry, a large central wrap around island with seating, all designed to satisfy any culinary enthusiast. Upstairs, the primary suite is a private retreat, complete with an ensuite bathroom providing you with personal space and convenience. Two additional rooms on this level are generously sized, one with a large closet and oversized windows, perfect for family, guests, or a home office setup. A shared bathroom, stylishly designed with modern fixtures and ample storage, serves these rooms. The other is a private office or flex room with a barn door



for your personal privacy. This townhouse includes a spacious deck with a gas line perfect for bbqing, sipping your morning coffee or winding down in the evening with your favourite beverage. The location is exceptional and situated within walking distance to schools, parks, shopping centers, coffee shops, local bars and vibrant dining spots, making it the perfect blend of luxury and convenience for discerning homeowners.

Built in 2014

Essential Information

MLS® #	A2175293
Price	\$449,900
Sold Price	\$440,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	222 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	Visitor Parking
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Parking Spaces	3
Parking	Double Garage Attached, On Street, Tandem

Interior

Interior Features	No Smoking Home, High Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	November 14th, 2024
Days on Market	20
Zoning	M-1
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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