

# \$454,900 - 226 Nolanfield Villas Nw, Calgary

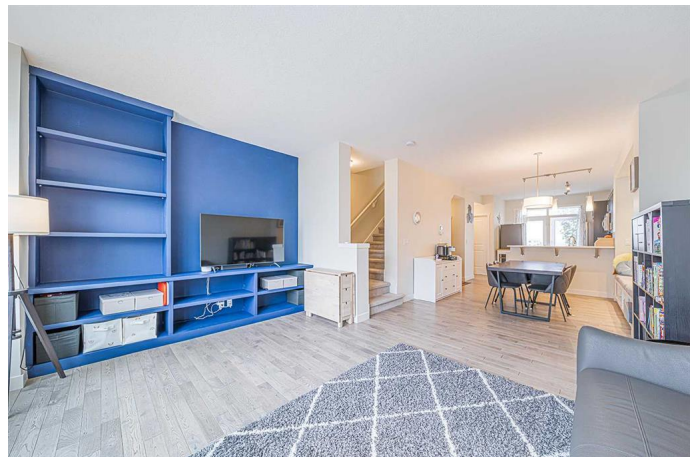
MLS® #A2193370

**\$454,900**

2 Bedroom, 3.00 Bathroom, 1,410 sqft  
Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

Beautifully maintained Townhouse awaits in the sought-after Nolan Hill. This townhome features 2 BEDROOMS, 2.5 BATHS, the addition of a LARGE DEN/OFFICE on the upper floor, 1,410 sq. ft. of living space and CENTRAL AIR CONDITIONING. This home also includes the convenience of oversized double attached garage (tandem parking) where it's possible to add a room with a window at the back. As you enter, you are introduced to a large foyer, utility room and garage all situated on the lower floor. As you walk up the stairs, you will be greeted by the bright and open concept designed for use, featuring 9 foot ceilings and beautiful wire brushed oak hardwood floors. The spacious kitchen offers a raised breakfast bar, a closet pantry, upgraded Caesarstone counters, under cabinet lighting and stainless steel appliances. The dining room is upgraded with open shelves and mirrored wall. The sizable living room features a built-in media cabinet with bookshelves. The balcony is accessed from the kitchen with a gas-line for BBQ and a well-appointed powder room with window completes this level. The upper level features a primary bedroom with a ceiling fan, walk-in closet and 3-piece en-suite with large shower including bench seat and upgraded 10 mil glass. As you follow the hallway, you will find another 4-piece bathroom, and another sizable bedroom with ceiling fan and walk-in closet. These two bedrooms allow a ton of natural light from the large windows, have an



extensive amount of room and storage with the closets. The den can be used as an office and convenient upper-level laundry complete this level. Excellent location!! 2 Visitor parking areas and street parking are just STEPS AWAY. WALKING DISTANCE to Parks, Playgrounds, Ponds, Co-op, restaurants and public transit and MINUTES AWAY to Costco, T&T Supermarket, Walmart, etc. Easy access to Shaganappi Trail and Stoney Trail. It won't last long. Book your showing today!

Built in 2014

### Essential Information

MLS® #	A2193370
Price	\$454,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	226 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

### Amenities

Amenities	Visitor Parking
Parking Spaces	3

Parking Concrete Driveway, Double Garage Attached, Tandem  
# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bookcases  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Basement None

### **Exterior**

Exterior Features Courtyard  
Lot Description Landscaped, Level, No Neighbours Behind, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Composite Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 9th, 2025  
Days on Market 53  
Zoning M-1  
HOA Fees 75  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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