



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

139 Nolanfield Villas NW
Calgary, Alberta

MLS # A2238243



\$484,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,584 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Rear, Tandem | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape | | |

| | |
|--------------------|--------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Ceiling Fan(s), See Remarks |

| | |
|-------------------|----------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 385 |
| LLD: | - |
| Zoning: | M-1 d100 |
| Utilities: | - |

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the highly sought-after community of Nolan Hill, ideally situated with its front entrance facing a serene courtyard. Step inside to discover ‘ceilings on the main level and an open-concept layout that seamlessly connects the spacious living and dining areas—perfect for hosting family and friends. The modern kitchen boasts stainless steel appliances, a gas stove, sleek white quartz countertops, and a generous island with ample prep space. Just off the kitchen is a convenient office nook, ideal for working from home. Patio doors open to a large balcony, where you can enjoy your morning coffee or unwind in the evening. Ample natural light pours in through generous windows, highlighting the rich hardwood flooring and creating a warm, inviting atmosphere. Relax by the natural gas fireplace in the living room or take in the open views from the upper-level balcony. Upstairs, you’ll find two bright, south-facing bedrooms, a full bathroom, and a well-appointed primary suite featuring large windows, a walk-in closet, ceiling fan, and a private ensuite. The laundry area with stacked washer and dryer adds to the everyday convenience. The lower level offers a tandem double garage with additional storage space and a one-car driveway. This is a walkable, beautifully landscaped neighborhood with access to nearby public transit, school bus routes, and several major roadways including 144 Avenue NW, Shaganappi Trail, Stoney Trail, and Sarcee Trail. Enjoy the close proximity to Sage Hill Crossing, Beacon Hill, and Creekside shopping centers, as well as scenic pathways, parks, playgrounds, and a nearby lake. Your family will fall in love with this stylish and conveniently located home—schedule your private showing today!

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