



GRASSROOTS
REALTY GROUP

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202 Nolanfield Villas NW
Calgary, Alberta

MLS # A2253710



\$450,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,565 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Corners Marked, Landscaped, Lawn, Low Maintenance		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

***NEW PRICE ADJUSTMENT** Welcome to this freshly RENOVATED home in Nolan Hill, NW Calgary. This is the END UNIT and BIGGEST on the block - more space, more light and feels like a half-duplex. This home also has BRAND NEW STAINLESS-STEEL APPLIANCES installed, BRAND NEW CARPETS everywhere and a fresh coat of PAINT done all through the house - ready for the next owner. Current seller is the first and only home owner; owner lived in the house throughout and the house is well taken care. The main floor also has an extra-long balcony (about 70 feet) with clear views for those beautiful Spring/Summer days and some BBQ time. This home is very accessible and near lots of amenities, mins walk/drive to green spaces, parks, bike paths, schools, medical offices, gyms, bus stops, public transportation and more. This home has a nice facing backyard, and includes 3 Bedroom, 2.5 Bathrooms, living area, dining area and two-car garage + extra parking on the driveway. The main floor offers a bright, good sized living area, central dining room, kitchen as well as a half bath. The kitchen features all stainless-steel appliances, quartz countertops, and more. The upper floor features 3 bedrooms, 2 Bathrooms and includes a walk-in closet. The lower floor features a double garage (tandem) with additional parking on the driveway (3 parking spots), foyer and a porch at the back yard with some fencing. Exterior side walls are made of bricks. This house is located minutes away from schools, bike trails, green spaces and shopping centers including Shoppers Drug Mart, Costco, Walmart, T&T Supermarket and more. It also offers great accessibility; it is right by Shaganappi Trail with proximity to Sarcee Trail, Beddington Trail, and Stoney Trail for easy access to the different areas of the city.

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