



GRASSROOTS
REALTY GROUP

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503 Nolanfield Villas NW
Calgary, Alberta

MLS # A2266446



\$529,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,546 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Discover this stunning End-Unit Townhouse in Nolan Hill, backing onto a peaceful Pond, Green Space, and Walking Paths—no neighbors behind! This home features 3 Bedrooms, 2.5 Baths, and 1,546 sq. ft. of thoughtfully designed living space. Step into the Main Floor with 9’ ceilings and gleaming hardwood floors throughout the Open-Concept Layout. The Kitchen showcases a Central Island, Raised Eating Bar with Quartz Countertops, Stainless Steel Appliances, plus a convenient Pantry. The Living Room includes a Juliet Balcony, while the Dining Area opens onto a Balcony with Gas Hookup, perfect for BBQs while enjoying serene Pond views. A Half Bath with Window completes the Main Level. On the upper level, the Primary Bedroom offers a Walk-In Closet, 3-Piece Ensuite with a standing shower and seat, and a large window overlooking the Pond. Two additional Bedrooms, one with a Walk-In Closet, share a 4-Piece Bathroom, and the Upper-Level Laundry adds practicality. Additional highlights include a Double Attached Tandem Garage with a rear room that’s perfect for a Gym or Workshop, plus Visitor Parking conveniently next to the unit. Within walking distance to Green Space Pathways, Shopping, and Public Transit, with easy access to Shaganappi Trail and Stoney Trail. Don’t miss this rare opportunity to enjoy Nolan Hill living at its finest!