



**103 Nolanfield Villas NW  
Calgary, Alberta**

**MLS # A2134791**



**\$529,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Paved, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Step into this stunning 3-bedroom, 3-bathroom corner unit townhome, perfectly nestled in the highly desirable community of Nolan Hill. Located on a serene street facing a lovely courtyard, this home offers an abundance of extra street parking and a sense of peaceful living. As you enter the main living area, you'll be captivated by the contemporary open floor plan, accentuated by soaring 9-foot ceilings and an array of large windows that flood the space with natural light. The elegant hardwood floors lead you through the spacious living area, showcasing a gourmet kitchen equipped with soft-closing cabinetry, gleaming quartz countertops, and all new top-of-the-line stainless steel appliances. The expansive family room is perfect for both cozy nights in and entertaining guests, while the formal dining area opens to an outer deck complete with an upgraded gas line BBQ &ndash; ideal for those summer cookouts. Upstairs, the home continues to impress with three generously sized bedrooms and two full bathrooms, all with new carpets, along with the added convenience of an upstairs laundry room. The primary suite is a true retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional cozy bedrooms and a 4-piece bathroom provide ample space for family and guests. Additional features include a double attached tandem garage, offering plenty of storage and parking. Location is everything, and this townhome does not disappoint. You'll find an array of amenities just minutes away, including Sobeys, Co-op, Walmart, City Market, Costco, Beacon Hill, YMCA, and a variety of restaurants. Outdoor enthusiasts will love being steps from the ravine, parks, and bike paths, while commuters will appreciate the easy access to Shaganappi Trail, Sarcee Trail, and Stoney Trail. Public transit is also conveniently close by. Experience the perfect blend of luxury,

comfort, and convenience in this beautiful Nolan Hill townhome. Schedule your private showing and make this dream home yours today!