



THE
A-TEAM

**RE/MAX
FIRST**

103 NOLANFIELD Villas, Calgary T3R 0T9

MLS®#: **A2134791** Area: **Nolan Hill** Listing Date: **05/23/24** List Price: **\$529,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2013** Abv Sqft: **1,495**
 Lot Sz Ar: **2,314 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,495**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Few Trees,Paved,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Courtyard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`0" x 10`0"	Pantry	Main	2`4" x 1`6"
Living Room	Main	15`10" x 15`6"	Dining Room	Main	9`6" x 8`5"
2pc Bathroom	Main	5`4" x 4`11"	Bedroom - Primary	Upper	11`7" x 11`1"
Walk-In Closet	Upper	8`3" x 3`6"	3pc Ensuite bath	Upper	7`10" x 3`10"
Bedroom	Upper	11`3" x 10`3"	Walk-In Closet	Upper	4`11" x 3`11"
Bedroom	Upper	8`11" x 7`11"	4pc Bathroom	Upper	7`11" x 4`11"
Laundry	Upper	3`7" x 3`1"	Foyer	Lower	15`7" x 4`5"

Furnace/Utility Room

Lower

16`11" x 3`11"

Balcony
Legal/Tax/Financial

Main

17`0" x 7`0"

Condo Fee:
\$329

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1411875**

Remarks

Pub Rmks: **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 - ideal for those summer cookouts. Upstairs, the home continues to impress with three generously sized bedrooms and two full bathrooms, 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 Sobeyes, 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!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







