



THE
A-TEAM

**RE/MAX
FIRST**

226 NOLANFIELD Villas, Calgary T3R 0T9

MLS®#: **A2155719**

Area: **Nolan Hill**

Listing Date: **08/08/24**

List Price: **\$487,000**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **1,409**
Low Sqft:
Ttl Sqft: **1,409**

DOM

41
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,258 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Rectangular Lot**
Park Feat: **Concrete Driveway, Double Garage Attached, Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick, Composite Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`5"	Dining Room	Main	11`0" x 11`7"
Kitchen	Main	13`5" x 11`10"	Living Room	Main	15`6" x 15`8"
3pc Ensuite bath	Upper	5`0" x 7`10"	4pc Bathroom	Upper	7`9" x 4`11"
Bedroom	Upper	11`7" x 10`0"	Office	Upper	7`10" x 9`0"
Bedroom - Primary	Upper	10`1" x 15`8"	Foyer	Lower	12`6" x 3`11"

Legal/Tax/Financial

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1411875**

Remarks

Pub Rmks: **Beautifully maintained Townhouse awaits in the sought-after Nolan Hill neighborhood. This townhome features 2 BEDROOMS, 2.5 BATHS, the addition of a LARGE DEN/OFFICE on the upper floor, 1,410 sq. ft. of living space and CENTRAL AIR CONDITIONING. This home also includes the convenience of an oversized double attached garage (tandem parking) where it's possible to add a room at the back with a window. As you enter, you are introduced to a large foyer, utility room and garage all situated on the lower floor. As you walk up the stairs, you will be greeted by the bright and open concept designed for use, featuring 9 foot ceilings and beautiful wire brushed oak hardwood floors. The spacious kitchen offers a raised breakfast bar, a closet pantry, upgraded Ceasarstone counters, under cabinet lighting and stainless steel appliances. The dining room is upgraded with open shelves and mirrored wall. The sizable living room features a built-in media cabinet with bookshelves. The balcony is accessed from the kitchen with a gas-line for BBQ and a well-appointed powder room with window completes this level. The upper level features a primary bedroom with a ceiling fan, walk-in closet and 3-piece en-suite with large shower including bench seat and upgraded 10 mil glass. As you follow the hallway, you will find another 4-piece bathroom, and another sizable bedroom with ceiling fan and walk-in closet. These two bedrooms allow a ton of natural light from the large windows, have an extensive amount of room and storage with the closets. A den which can be used as an office and convenient upper-level laundry with NEW WASHER & DRYER complete this level. Excellent location!! 2 Visitor parking areas and street parking are just STEPS AWAY. WALKING DISTANCE to Parks, Playgrounds, Ponds, Co-op, restaurants and public transit and MINUTES AWAY to Costco, T&T Supermarket, Walmart, etc. Easy access to Shaganappi Trail and Stoney Trail. It won't last long. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







