



THE
A-TEAM

**RE/MAX
FIRST**

234 NOLANFIELD Villas, Calgary T3R 0T9

MLS®#: **A2156881**

Area: **Nolan Hill**

Listing Date: **08/11/24**

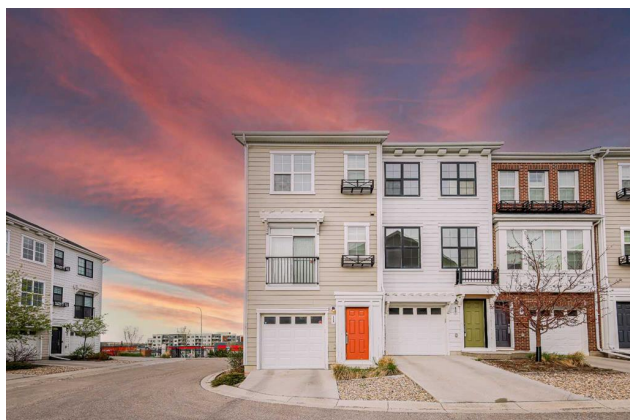
List Price: **\$534,999**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,522**
Low Sqft:
Ttl Sqft: **1,522**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|
| Bedroom - Primary | Third | 11`8" x 11`1" |
| 4pc Bathroom | Third | 6`4" x 7`11" |
| 2pc Bathroom | Second | 5`5" x 5`0" |
| Bedroom | Third | 10`2" x 11`11" |
| Living Room | Second | 15`6" x 15`9" |
| Foyer | Main | 4`5" x 15`8" |

| Room | Level | Dimensions |
|-----------------------------|---------------|----------------------|
| Bedroom | Third | 7`10" x 9`0" |
| Kitchen | Second | 13`1" x 13`8" |
| Furnace/Utility Room | Main | 3`6" x 13`9" |
| 3pc Ensuite bath | Third | 7`10" x 4`11" |
| Dining Room | Second | 9`7" x 8`6" |

Legal/Tax/Financial

Condo Fee:
\$329

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1411875**

Remarks

Pub Rmks: **Welcome to the exquisite townhouse. This stunning home features three (3) spacious bedrooms and 2.5 baths, including a spacious living area. The modern kitchen boasts a pantry, and a five-piece appliance package, perfect for culinary enthusiasts. With sleek vinyl plank and carpet throughout, this home exudes elegance and style. Enjoy the convenience of the heated attached garage (can take up to 3 cars) and the prime location across from a future school site, making it an ideal choice for families seeking comfort and convenience**

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

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