



THE
A-TEAM

**RE/MAX
FIRST**

420 NOLANFIELD Villas, Calgary T3R 0T9

MLS®#: **A2196302** Area: **Nolan Hill** Listing Date: **02/27/25** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **1,237 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,366**
 Low Sqft:
 Ttl Sqft: **1,366**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Insulated,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$347

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 1411875

Remarks

Pub Rmks: ****OPEN HOUSE THIS SATURDAY 2 - 4 PM** Welcome to this well-maintained 2-Bedroom, 2.5-Bathroom townhome in the sought-after community of Nolan Hill, and the unit is back onto the Courtyard of the complex. This gorgeous unit features 9' ceilings throughout the main level. The open-concept Living and Dining area seamlessly connects to the L-shaped Kitchen, making it perfect for hosting guests or family gatherings. The Kitchen boasts stainless steel appliances, a gas stove, white quartz countertops, and ceiling-height cabinetry. The patio door off the Kitchen leads to the Courtyard, adding a touch of greenery and tranquility. On the upper level, you'll find the double spacious Master Bedroom suites, each complete with large windows, walk-in closets, and private Ensuite Bathrooms. The stacking washer (2025) and dryer, located on this level, adds to your convenience and comfort. The home also features a double tandem garage, offering ample parking and extra storage space. This incredible home is close to bus stops, shopping centers, amenities, and scenic walking/bike pathways. Plus, you'll enjoy easy access to parks, playgrounds, and a nearby lake. Call for a viewing now!**

Inclusions: N/A
Property Listed By: Jessica Chan Real Estate & Management Inc.

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









