

## 303 Nolanfield Villas NW Calgary, Alberta

**MLS # A2229327**



# \$479,900

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2014 (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>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Cement Fiber Board, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 384

**LLD:** -

**Zoning:** M-1 d100

**Utilities:** -

**Inclusions:** blinds / curtains, TV Mount

This bright and beautifully designed 3-bedroom, 2.5-bath corner unit townhome backs onto a scenic pond with walking trails right outside your door. Whether you're hosting friends or enjoying a quiet evening in, the main floor layout is perfect, with the dining room on one side, kitchen in the middle, and living room on the other, it creates an ideal flow for entertaining. Step out onto your private balcony and soak in peaceful views that instantly make you feel relaxed. As a corner unit, you'll enjoy extra windows and plenty of natural light throughout the day. Conveniently located near schools, shopping, groceries, and amenities.