

**214 Nolanfield Villas NW**  
**Calgary, Alberta**

**MLS # A2290432**



**\$445,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** n/a

Discover the perfect place to call home in this gorgeous 2-bedroom, 2.5-bathroom townhouse. With 1,301 sq. ft. of thoughtfully designed space, this property is an ideal fit for first-time buyers, savvy investors, or anyone looking for a fresh start in a vibrant community. From the moment you step inside, you'll be welcomed by a spacious foyer and access to the double tandem garage. Heading upstairs, the main floor opens up to a stunning living space bathed in natural light. High ceilings and gleaming hardwood floors create an inviting atmosphere, while the open-concept layout connects the living, dining, and kitchen areas perfectly. The kitchen is a true highlight, featuring stainless steel appliances and a breakfast bar that overlooks the dining area. It opens directly onto your private balcony—the perfect spot for summer BBQs and relaxing evenings. Upstairs, you'll find two massive master bedrooms, each with its own private ensuite and large windows that continue the home's theme of incredible natural light. With the added bonus of upper-floor laundry, daily living is made effortlessly convenient. Live the Best of NW Living: Nestled in a prime location, you're just steps from parks, playgrounds, and unbeatable amenities including Costco, Walmart, T&T Supermarket, and a variety of fantastic local shops and restaurants. This home is ready and waiting for you. Come see why it's the one you've been looking for!