



214 Nolanfield Villas NW
Calgary, Alberta

MLS # A2290432



\$445,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	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!