



**GRASSROOTS**  
REALTY GROUP

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**503 Nolanfield Villas NW  
Calgary, Alberta**

**MLS # A2305509**



**\$499,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, View		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Discover this stunning End-Unit Townhouse in Nolan Hill, backing onto a peaceful Pond, Green Space, and Walking Paths&mdash;no neighbors behind! This home features 3 Bedrooms, 2.5 Baths, and 1,546 sq. ft. of thoughtfully designed living space. Step into the Main Floor with 9&rsquo; ceilings and gleaming hardwood floors throughout the Open-Concept Layout. The Kitchen showcases a Central Island, Raised Eating Bar with Quartz Countertops, Stainless Steel Appliances, plus a convenient Pantry. The Living Room includes a Juliet Balcony, while the Dining Area opens onto a Balcony with Gas Hookup, perfect for BBQs while enjoying serene Pond views. A Half Bath with Window completes the Main Level. On the upper level, the Primary Bedroom offers a Walk-In Closet, 3-Piece Ensuite with a standing shower and seat, and a large window overlooking the Pond. Two additional Bedrooms, one with a Walk-In Closet, share a 4-Piece Bathroom, and the Upper-Level Laundry adds practicality. Additional highlights include a Double Attached Tandem Garage with a rear room that&rsquo;s perfect for a Gym or Workshop, plus Visitor Parking conveniently next to the unit. Within walking distance to Green Space Pathways, Shopping, and Public Transit, with easy access to Shaganappi Trail and Stoney Trail. Don&rsquo;t miss this rare opportunity to enjoy Nolan Hill living at its finest!