

\$484,900 - 139 Nolanfield Villas Nw, Calgary

MLS® #A2238243

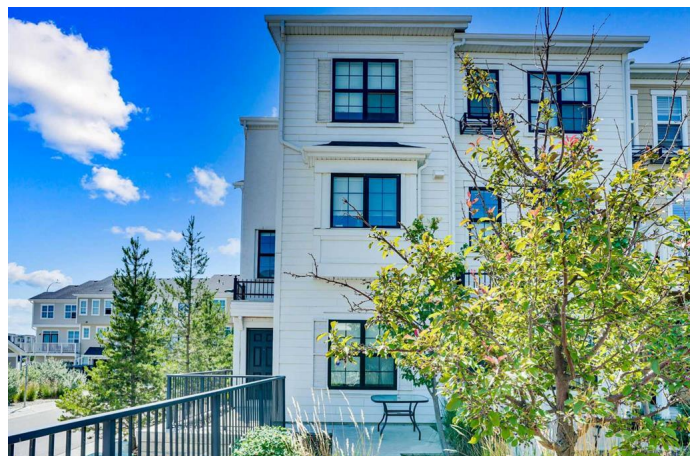
\$484,900

3 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0.05 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the highly sought-after community of Nolan Hill, ideally situated with its front entrance facing a serene courtyard. Step inside to discover 9'™ ceilings on the main level and an open-concept layout that seamlessly connects the spacious living and dining areas—perfect for hosting family and friends. The modern kitchen boasts stainless steel appliances, a gas stove, sleek white quartz countertops, and a generous island with ample prep space. Just off the kitchen is a convenient office nook, ideal for working from home. Patio doors open to a large balcony, where you can enjoy your morning coffee or unwind in the evening. Ample natural light pours in through generous windows, highlighting the rich hardwood flooring and creating a warm, inviting atmosphere. Relax by the natural gas fireplace in the living room or take in the open views from the upper-level balcony. Upstairs, you'll find two bright, south-facing bedrooms, a full bathroom, and a well-appointed primary suite featuring large windows, a walk-in closet, ceiling fan, and a private ensuite. The laundry area with stacked washer and dryer adds to the everyday convenience. The lower level offers a tandem double garage with additional storage space and a one-car driveway. This is a walkable, beautifully landscaped neighborhood with access to nearby public transit, school bus routes, and several major roadways including



144 Avenue NW, Shaganappi Trail, Stoney Trail, and Sarcee Trail. Enjoy the close proximity to Sage Hill Crossing, Beacon Hill, and Creekside shopping centers, as well as scenic pathways, parks, playgrounds, and a nearby lake. Your family will fall in love with this stylish and conveniently located home—schedule your private showing today!

Built in 2013

Essential Information

MLS® #	A2238243
Price	\$484,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,584
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	139 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Tandem

of Garages 2

Interior

Interior Features Ceiling Fan(s), See Remarks

Appliances Dishwasher, Electric Oven, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Glass Doors

Basement None

Exterior

Exterior Features Balcony

Lot Description Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025

Days on Market 2

Zoning M-1 d100

HOA Fees 79

HOA Fees Freq. MON

Listing Details

Listing Office TREC The Real Estate Company

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