

# \$479,900 - 303 Nolanfield Villas Nw, Calgary

MLS® #A2229327

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,443 sqft

Residential on 0.05 Acres

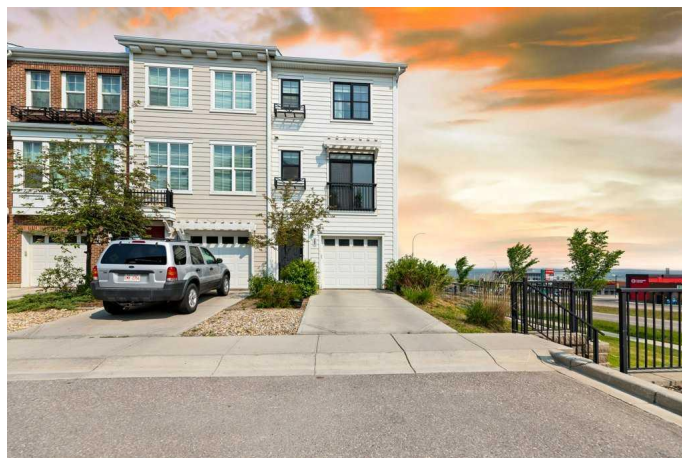
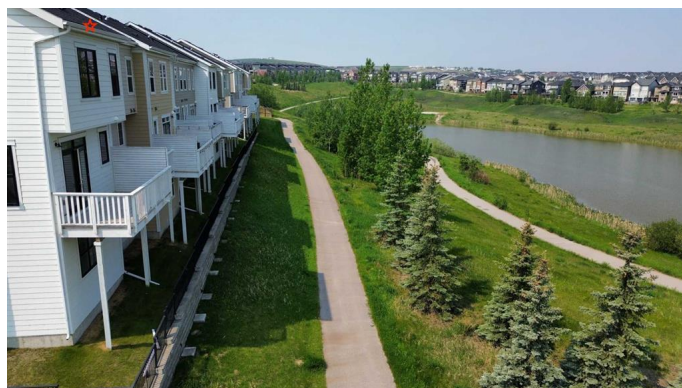
Nolan Hill, Calgary, Alberta

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.

Built in 2014

## Essential Information

MLS® #	A2229327
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 3 Storey



Status	Active
--------	--------

### Community Information

Address	303 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0T9

### Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	40
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Polaris
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.