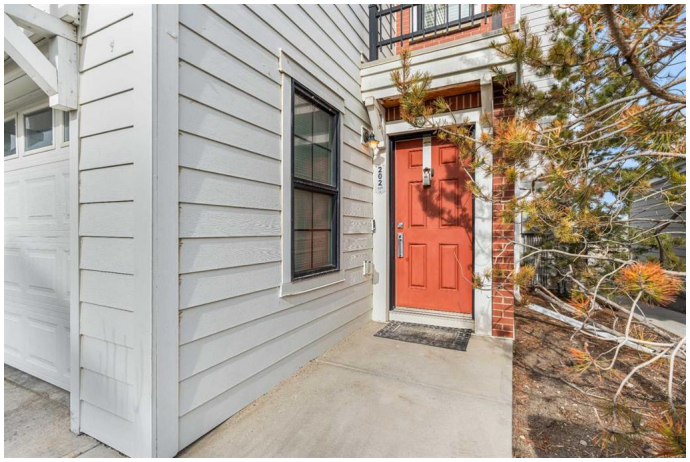
$450,000 - 202 Nolanfield Villas Nw, Calgary

MLS® #A2253710

$450,000
3 Bedroom, 3.00 Bathroom, 1,565 sqft
Residential on 0.00 Acres



Nolan Hill, Calgary, Alberta

*NEW PRICE ADJUSTMENT

Welcome to this freshly RENOVATED home in Nolan Hill, NW Calgary.
This is the END UNIT and BIGGEST on the block - more space, more light and feels like a half-duplex. This home also has BRAND NEW STAINLESS-STEEL APPLIANCES installed, BRAND NEW CARPETS everywhere and a fresh coat of PAINT done all through the house - ready for the next owner. Current seller is the first and only home owner; owner lived in the house throughout and the house is well taken care.

The main floor also has an extra-long balcony (about 70 feet) with clear views for those beautiful Spring/Summer days and some BBQ time. This home is very accessible and near lots of amenities, mins walk/drive to green spaces, parks, bike paths, schools, medical offices, gyms, bus stops, public transportation and more.

This home has a nice facing backyard, and includes 3 Bedroom, 2.5 Bathrooms, living area, dining area and two-car garage + extra parking on the driveway. The main floor offers a bright, good sized living area, central dining room, kitchen as well as a half bath. The kitchen features all stainless-steel appliances, quartz countertops, and more.

The upper floor features 3 bedrooms, 2

Bathrooms and includes a walk-in closet. The lower floor features a double garage (tandem) with additional parking on the driveway (3 parking spots), foyer and a porch at the back yard with some fencing. Exterior side walls are made of bricks. This house is located minutes away from schools, bike trails, green spaces and shopping centers including Shoppers Drug Mart, Costco, Walmart, T&T Supermarket and more. It also offers great accessibility; it is right by Shaganappi Trail with proximity to Sarcee Trail, Beddington Trail, and Stoney Trail for easy access to the different areas of the city.

Built in 2015

Essential Information

MLS® #	A2253710
Price	$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,565
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	202 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0T9

Amenities

Amenities	Park, Playground
Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Playground, Covered Courtyard, Courtyard
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Corners Marked
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	14
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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