

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

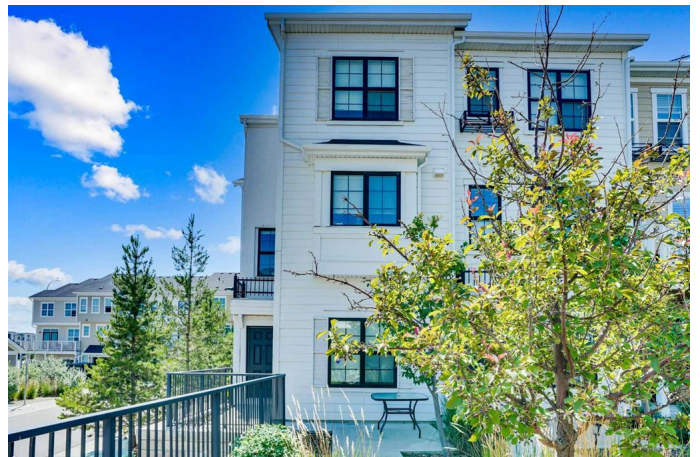
MLS® #A2238243

**\$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 homeâ€”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 3  
Zoning M-1 d100  
HOA Fees 79  
HOA Fees Freq. MON

### Listing Details

Listing Office TREC The Real Estate Company

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