

222 Nolanfield Villas NW
Calgary, Alberta

MLS # A2175293



\$449,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, On Street, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: Shelves in bathroom, drapes/rods, shelf in garage

This elegant 2 bedroom townhouse is situated in a highly sought-after neighborhood, blending style, convenience, and comfort. As you approach, the property welcomes you with an inviting entrance, framed by meticulously landscaped greenery and a private front garden. Upon entering, the foyer opens up to a spacious double car tandem garage giving you soo many options from 2 vehicles with storage options or finishing a space for an exercise room, an office or “Person Cave”. Ascending to the first floor you're welcomed with a sunlit living area with floor-to-ceiling windows that flood the space with natural light on both ends of the main floor. High ceilings, hardwood flooring, and luxury vinyl plank spans across all levels and tasteful finishes create a modern yet warm atmosphere. Adjacent to the living room is an open-concept dining area, ideal for entertaining, and a fully-equipped kitchen. The kitchen boasts stainless steel appliances, custom cabinetry, a large central wrap around island with seating, all designed to satisfy any culinary enthusiast. Upstairs, the primary suite is a private retreat, complete with an ensuite bathroom providing you with personal space and convenience. Two additional rooms on this level are generously sized, one with a large closet and oversized windows, perfect for family, guests, or a home office setup. A shared bathroom, stylishly designed with modern fixtures and ample storage, serves these rooms. The other is a private office or flex room with a barn door for your personal privacy. This townhouse includes a spacious deck with a gas line perfect for bbqing, sipping your morning coffee or winding down in the evening with your favourite beverage. The location is exceptional and situated within walking distance to schools, parks, shopping centers, coffee shops, local bars and vibrant dining spots, making it the perfect blend of luxury and

convenience for discerning homeowners.