

# \$456,900 - 515 Nolanfield Villas Nw, Calgary

MLS® #A2221346

**\$456,900**

2 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

Modern Townhouse with Scenic Pond Views!  
Welcome to this beautifully upgraded modern townhouse, where thoughtful design meets an unbeatable location. Overlooking a serene pond and surrounded by walking paths, this home is perfect for those seeking a peaceful retreat without sacrificing convenience. As you enter, youâ€™re welcomed by a spacious foyer that leads to the bright and airy open-concept main floor. Soaring 9â€™ ceilings and large windows fill the space with natural light. The chefâ€™s kitchen features upgraded stainless steel appliances, Caesarstone countertops, a raised breakfast bar, under-cabinet lighting, and plenty of prep space. A conveniently located powder room is tucked just off the kitchen. Step out onto the patioâ€”ideal for BBQsâ€”and take in the tranquil pond views. The dining and living areas are perfect for hosting family and friends, offering a seamless flow for entertaining. Upstairs, the spacious primary bedroom features a walk-in closet and a private 3-piece ensuite. The second bedroom also includes a walk-in closet and its own 4-piece ensuite, complete with beautiful views of the pond. A custom built-in nook with a computer desk and an upstairs laundry area add functionality and convenience to this level. Additional features include a double attached tandem garage, extra storage, a utility room, central air conditioning for those warm summer days, and premium Hunter Douglas blinds (north-facing) and shutters (south-facing)



throughout the home. Located close to shopping, gyms, childcare, banks, parks, and playgrounds, with quick access to Stoney Trail and Shaganappi Trailâ€”everything you need is just minutes away. This home offers the perfect blend of modern comfort and natural beautyâ€”call today to book your private viewing!

Built in 2014

**Essential Information**

MLS® #	A2221346
Price	\$456,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	515 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

**Amenities**

Amenities	Other, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway

# of Garages 2

### Interior

Interior Features Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Track Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

### Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Few Trees, Landscaped, Views

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 16th, 2025

Days on Market 6

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Bravo Realty

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