



# NOLAN HILL

Double attached garage  
2 beds, 2.5 baths + Den  
SE patio  
Modern and bright design



## 428 Nolanfield Villas Calgary Alberta

\$449,900

**\*\*Watch Virtual Tour\*\***This modern and stylishly redesigned townhome is perfect for first-time homebuyers or those looking to upsize from an apartment condo. Offering nearly 1,500 sq. ft. of thoughtfully designed living space, this home features two bedrooms, two and a half bathrooms, and a versatile den to accommodate a variety of lifestyles. The double attached garage (with tandem parking) provides extra storage and a dedicated utility room for added convenience. Upon entering, a spacious foyer leads upstairs to the bright and open-concept main floor. The well-appointed kitchen is a chef's dream, featuring stainless steel appliances, durable tile flooring, modern white cabinetry, quartz countertops, a deep undermount sink, under-cabinet lighting, and pantry. A convenient powder room is located just off the kitchen, while patio doors open to a southeast-facing concrete patio with gas-line, perfect for enjoying your morning coffee or summer BBQs. Beyond the patio, a communal space and walkways make this an ideal setting for families. The breakfast bar is great for busy mornings, while the dedicated dining area provides space for more formal meals. The dining and living room areas are highlighted by beautiful wire-brushed oak hardwood flooring, soaring 9-foot ceilings, and a large picture window that floods the space with natural light. Upstairs, the spacious primary bedroom offers a walk-in closet and a private three-piece ensuite with a shower featuring bench seating. The sizeable second bedroom also includes a walk-in closet with a window, while the versatile den can be used as a home office, nursery, small gym, or second TV room--tailored to suit your lifestyle. A four-piece bathroom with quartz countertops and tile flooring, along with a convenient second-floor laundry room, completes this level. Located across the street from a vibrant shopping center, this hom...

Kitchen 12.92 Ft x 10.00 Ft  
Dining room 11.00 Ft x 10.58 Ft  
Living room 15.42 Ft x 15.42 Ft  
2pc Bathroom 5.42 Ft x 4.67 Ft  
Primary Bedroom 12.83 Ft x 10.00 Ft

Bedroom 11.50 Ft x 10.00 Ft  
Den 9.00 Ft x 7.75 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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