

\$529,900 - 503 Nolanfield Villas Nw, Calgary

MLS® #A2266446

\$529,900

3 Bedroom, 3.00 Bathroom, 1,546 sqft

Residential on 0.04 Acres

Nolan Hill, Calgary, Alberta

****OPEN HOUSE this SAT, Nov 1st at 2-4PM****

Discover this stunning End-Unit Townhouse in Nolan Hill, backing onto a peaceful Pond, Green Space, and Walking Paths—no neighbors behind! This home features 3 Bedrooms, 2.5 Baths, and 1,546 sq. ft. of thoughtfully designed living space.

Step into the Main Floor with 9'™ ceilings and gleaming hardwood floors throughout the Open-Concept Layout. The Kitchen showcases a Central Island, Raised Eating Bar with Quartz Countertops, Stainless Steel Appliances, plus a convenient Pantry. The Living Room includes a Juliet Balcony, while the Dining Area opens onto a Balcony with Gas Hookup, perfect for BBQs while enjoying serene Pond views. A Half Bath with Window completes the Main Level.

On the upper level, the Primary Bedroom offers a Walk-In Closet, 3-Piece Ensuite with a standing shower and seat, and a large window overlooking the Pond. Two additional Bedrooms, one with a Walk-In Closet, share a 4-Piece Bathroom, and the Upper-Level Laundry adds practicality.

Additional highlights include a Double Attached Tandem Garage with a rear room that's™ perfect for a Gym or Workshop, plus Visitor Parking conveniently next to the unit. Within walking distance to Green Space Pathways, Shopping, and Public Transit, with



easy access to Shaganappi Trail and Stoney Trail.

Don't miss this rare opportunity to enjoy Nolan Hill living at its finest!

Built in 2014

Essential Information

MLS® #	A2266446
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,546
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	503 Nolanfield Villas Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T9

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open
-------------------	---

	Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	7
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.