

\$648,866 - 393 Nolanfield Way Nw, Calgary

MLS® #A2249037

\$648,866

4 Bedroom, 4.00 Bathroom, 1,394 sqft
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome this beautiful Trico-built home, proudly owned by the original owners and packed with thoughtful upgrades.

This property boasts a fully developed basement (2017) and a double detached garage (2017) off a paved back lane. The private SW-facing backyard features an extended deck, newer fence (approx. 3 years old), and a dog run—perfect for outdoor living. A new roof, automatic sprinkler system, upgraded window coverings, and central air conditioning add to the home's™ comfort and value.

Step inside the bright, open-concept main floor, where a cozy gas fireplace anchors the living area. The kitchen impresses with shaker-style cabinets, granite countertops, built-in desk, and large island. Patio doors lead directly from the kitchen/dining space to the private back deck for seamless indoor-outdoor entertaining.

Upstairs, you'll find three bedrooms, a full main bathroom, and laundry. The spacious primary retreat comes with a walk-in closet and luxurious walk-in shower including in-floor heating.

The fully developed lower level is perfect for multi-generational living or guests, offering a separate kitchen, large bedroom with walk-in closet, a full bathroom with steam shower, and a generous recreation area.

Located close to greenspace, shopping, and schools—with another school currently under construction right behind the property—this



home is ideally positioned for both convenience and future value.

Built in 2011

Essential Information

MLS® #	A2249037
Price	\$648,866
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,394
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	393 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1L9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer,

	Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Dog Run Fenced In, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	54
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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