

\$649,900 - 64 Nolanfield Way Nw, Calgary

MLS® #A2259184

\$649,900

3 Bedroom, 3.00 Bathroom, 1,746 sqft
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained home in Nolan Hill, featuring 3 Bedrooms, a spacious Bonus Room, and 2.5 Baths with a south-facing backyard designed for comfortable family living. Recent Updates include a new stove (2024), new roof (2025), newly stained privacy fence (2025), and a new spring in the garage.

The main floor welcomes you with 9-foot ceilings and gleaming hardwood flooring throughout, featuring a modern Kitchen with a center island, quartz countertops, and stainless steel appliances that flows into a bright Living Room with a gas fireplace and Dining Area. A finished Powder Room and a double attached garage with extra-high ceilings for storage complete this level.

On the upper level, the spacious Bonus Room is ideal for a home office, playroom, or media area. The south-facing Primary Bedroom includes a spa-inspired 5-piece Ensuite with a soaker tub, double vanity, and walk-in closet. Vinyl shutters are installed in the Primary Bedroom, Ensuite, and Bonus Room, adding style and light control throughout the upper level. Two additional Bedrooms and a conveniently located Laundry Room complete the upper floor.

The basement is unfinished but includes a bathroom rough-in and a window, offering excellent potential for a future Bedroom or



Recreation Room.

Step outside to a beautifully landscaped south-facing backyard with no neighbour behind, with a deck featuring a gas hookup, patio, and paved back alley access with double gate for extra parking. The fence has louvres that you can open and close to provide both privacy and sunlight control.

Located in Nolan Hill, this home combines modern style, functionality, and family-friendly living. Enjoy proximity to a new school currently under construction, easy access to T&T and Sobeys within walking distance, major bus stops for most schools, parks, and pathways – everything you need for an active, convenient lifestyle.

Built in 2013

Essential Information

MLS® #	A2259184
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,746
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	64 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0M8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Zoning	DC
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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