\$580,000 - 48 Nolanfield Way Nw, Calgary

MLS® #A2264152

\$580,000

3 Bedroom, 3.00 Bathroom, 1,546 sqft Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Welcome to this original owner home poised on a traditional lot within a quiet family location with quick access to local amenities as well as the ease into and out of the community to all major routes! Enter into new vinyl plank flooring, 9' ceilings a front foyer which blends into the garage access a 2-piece bath with a stylish storage vanity and 2 coat closets. The back of the home is wide open, perfect for family gatherings or entertaining with a generous lifestyle room boasting a gas fireplace with stone surround connecting to the main floor dining area with garden door access to your South backyard. The kitchen lends itself to promote ease of use with its center island, stone counters, extended height cabinetry a slide in gas stove, new French door fridge in 2024, new microwave hood fan in 2022, new dishwasher in 2024, tiled back splash and pendant lighting. The East stair location on the traditional lot opens up the options to create a separate entry into the lower level(with permits). The upper plan has room for all and the convenience of an upper laundry room with a new washer in 2024 and beginning with a central bonus room, a tiled 4-piece guest bath, 2 generous kids rooms to the back and the primary bedroom large enough for a king size bed without the sacrifice of space, a walk in closet large enough for 2 and a tiled 3-piece en-suite with storage vanity and full size tiled shower. A fully fenced and landscaped yard adds privacy to your outdoor space including mature trees, a







rear paved back lane, new shingles, a composite deck with added privacy wall and plenty of green space for the pets and kids! The homes lower level is the perfect space to add to the homes value for with the location of the utilities and footprint. All this in the welcoming family community of Nolan Hill with no neighbors behind and a 5 minute walk to the new K-9 school currently under construction.

Built in 2013

Essential Information

MLS® # A2264152 Price \$580,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,546 Acres 0.07 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 48 Nolanfield Way Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0M8

Amenities

Amenities None

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl

Windows, Walk-In Closet(s), Bathroom Rough-in

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours

Behind, Paved, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 16th, 2025

Days on Market 2

Zoning DC

HOA Fees 100

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.