

\$625,000 - 77 Nolanfield Way Nw, Calgary

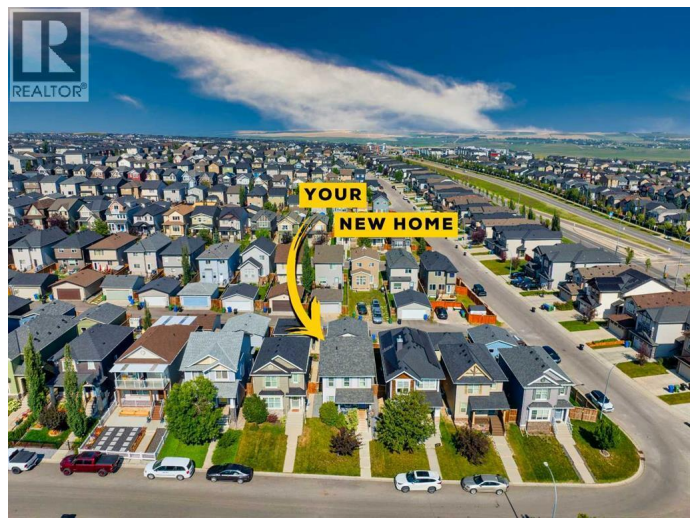
MLS® #A2205799

\$625,000

3 Bedroom, 4.00 Bathroom, 1,325 sqft
Single Family on 0.07 Acres

Nolan Hill, Calgary, Alberta

Welcome to this well-cared-for home in the desirable community of Nolan Hill. Offering almost 2,000 sq. ft. of developed living space, this 3-bedroom plus den, 3.5-bathroom property is the perfect fit for first-time buyers or those looking to move up into their first family home. Step inside to an inviting open-concept main floor featuring a bright living space and a stylish kitchen with granite countertops and newer stainless steel appliances. The thoughtful layout makes everyday living and entertaining seamless. Upstairs, you'll find two spacious bedrooms, including a comfortable primary suite with its own ensuite, while the den space provides the flexibility for a home office or playroom. It could also be converted into a third bedroom upstairs. The fully developed basement expands your living space with a recreation area, third bedroom or office and an additional bathroom. Outside, the private backyard is ideal for summer barbecues and gatherings. An oversized 22x22 garage ensures ample room for vehicles, storage and room for your toys. Located just a short walk to a new school currently under construction, as well as parks, Costco, shopping, Stoney Trail, and so much more, this home combines convenience with comfort. Move-in ready and meticulously maintained, it offers an excellent opportunity to settle into one of the most attractive communities in Northwest Calgary. (On demand hot water tank was installed in Dec 2023. Roof and siding replaced Oct 2024.



Class 4 hail-rated shingles.) (id:6289)

Built in 2013

Essential Information

Listing #	A2205799
Price	\$625,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,325
Acres	0.07
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	77 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0M8

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	See remarks, Other, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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Listing information last updated on October 15th, 2025 at 10:31am PDT