

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

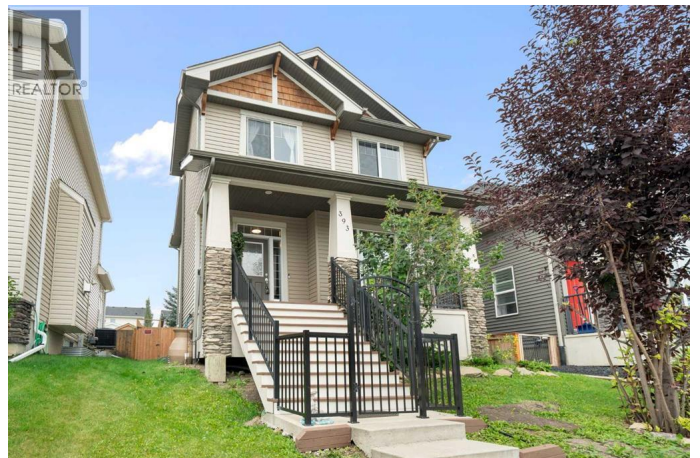
MLS® #A2249037

\$648,866

4 Bedroom, 4.00 Bathroom, 1,394 sqft
Single Family 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. (id:6289)



Built in 2011

Essential Information

Listing #	A2249037
Price	\$648,866
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,394
Acres	0.08
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	Treed, Other, Back lane, Closet Organizers, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, See remarks, Window Coverings, Garage door opener
Heating	Natural gas Central heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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