

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

MLS® #A2264152

\$580,000

3 Bedroom, 3.00 Bathroom, 1,546 sqft

Single Family 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. (id:6289)

Built in 2013

Essential Information

Listing #	A2264152
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,546
Acres	0.07
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	48 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0M8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, PVC window, No neighbours behind, Closet Organizers, No Smoking Home, Level
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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Listing information last updated on October 21st, 2025 at 6:46pm PDT