

# \$635,000 - 381 Nolanfield Way Nw, Calgary

MLS® #A2230713

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully upgraded home in the family-friendly community of Nolan Hill, ideally located on a quiet crescent close by a children's park. The charming front porch is perfect for morning coffee or evening chats—welcoming, cozy, and full of curb appeal! With 1619 sq.ft. of thoughtfully designed living space, this modern 2-storey offers the perfect blend of style, comfort, and convenience in a bright and open concept. Step inside to discover 9'™ ceilings, hardwood and ceramic tile floors, and high-quality finishings throughout. The main floor boasts a flex room/family room at the front, and a bright open-concept layout with a great room featuring a gas fireplace, and a gorgeous maple kitchen with granite countertops, stainless steel appliances, and an eat-up breakfast bar island. The spacious dining area opens to a sunny west-facing, fully fenced backyard, with an inviting rear deck—and plenty of space to add a future double garage where the off-street parking pad currently is for parking convenience. Upstairs, you'll find a convenient upper floor laundry, two well-sized bedrooms, and a large primary suite with a walk-in closet, and a luxurious ensuite featuring an oversized shower. The lower level offers over 750 square feet of unfinished space - perfect for your hobbies or for future development. All this is located just minutes from shopping, public transit, and nestled within one of NW Calgary's most desirable communities.



Don't miss your chance to own this exceptional home in a prime location!

Built in 2012

**Essential Information**

MLS® #	A2230713
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	381 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0L9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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