

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

MLS® #A2264152

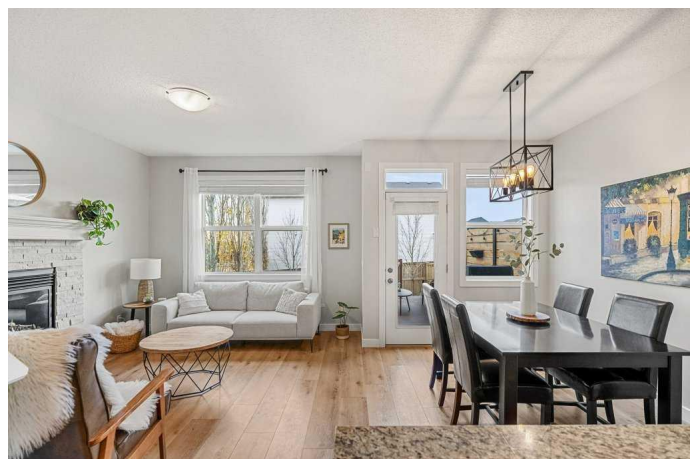
\$580,000

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	4
Zoning	DC
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.