

# \$605,000 - 381 Nolanfield Way Nw, Calgary

MLS® #A2230713

## \$605,000

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.



Donâ€™t miss your chance to own this exceptional home in a prime location!

Built in 2012

**Essential Information**

MLS® #	A2230713
Price	\$605,000
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	35
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bravo Realty
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