\$829,990 - 168 Nolanfield Way Nw, Calgary

MLS® #A2233496

\$829,990

4 Bedroom, 4.00 Bathroom, 2,055 sqft Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

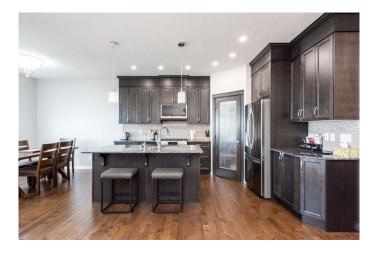
Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and K-9 school (coming 2026). Over \$125k in renovations in 2024-25, all new hardwood flooring, carpets, roof (June 2025), all new high-end appliances with warranty till 2028, Culligan Water Softener/RO, all new window shades, upgraded LED lighting and decorative fixtures along with fully renovated legal basement suite with concrete side entry-way.

Over 2000 square feet walkout home filled with natural light. 3 Bedroom, 2.5 bathroom, main floor office, Bonus room, open kitchen-dining-living room design with a fireplace, it comes with a large storage room in the basement and a spacious 2 car front garage with EV charging. The 1-bedroom legal basement suite with its own laundry is a mortgage helper!

A spacious entryway with a closet leads to the Office/Den and Staircase, on the right of the entryway is the powder room and garage entry through mudroom. Across the office is the centre of the home, a large living room with fireplace, an open kitchen with island, lots of cabinets and a pantry. Next to the kitchen is dining space with a gorgeous lighting fixture, alongside is the deck with Northeastern views, welcome to the stage of beautiful Sunrises and amazing Northern Lights!







The second floor features a large bonus room with lots of room for entertainment and play. The expansive Master-bedroom comes with 5-piece bathroom and walk-in closet. The main floor has 2 more good sized bedrooms with closets, a full bathroom and a laundry room.

Bonus: A spacious storage room in the basement.

The Walkout legal basement suite is a mortgage helper, currently rented at \$1300/month plus utilities. Fully renovated with tons of natural lighting, a large bedroom with tons on storage, huge open kitchen with loads of cabinets, brand new appliances (Fridge and Electric Stove), Dishwasher and full-size washer-dryer, heating controls and new window coverings. Side concrete pathway and porch for basement entry.

Built in 2014

Essential Information

MLS® # A2233496 Price \$829,990

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,055

Acres 0.08

Type

Year Built 2014

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 168 Nolanfield Way Nw

Residential

Subdivision Nolan Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3R0M6

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Chandelier, High Ceilings, Quartz Counters

Appliances Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Water Softener, Window Coverings, Water Purifier

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 21st, 2025

Days on Market 4

Zoning R-1N

Listing Details

Listing Office PREP Realty

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