\$625,000 - 77 Nolanfield Way Nw, Calgary

MLS® #A2205799

\$625,000

3 Bedroom, 4.00 Bathroom, 1,325 sqft Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Welcome to this well-cared-for home in the desirable community of Nolan Hill. Offering almost 2,000 sq. ft. of developed living space, this 3-bedroom plus den, 3.5-bathroom property is the perfect fit for first-time buyers or those looking to move up into their first family home.

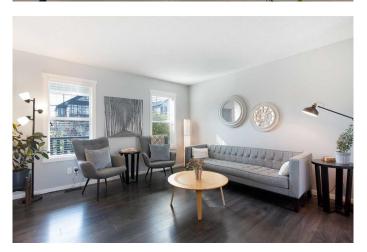
Step inside to an inviting open-concept main floor featuring a bright living space and a stylish kitchen with granite countertops and newer stainless steel appliances. The thoughtful layout makes everyday living and entertaining seamless. Upstairs, you'II find two spacious bedrooms, including a comfortable primary suite with its own ensuite, while the den space provides the flexibility for a home office or playroom. It could also be converted into a third bedroom upstairs.

The fully developed basement expands your living space with a recreation area, third bedroom or office and an additional bathroom. Outside, the private backyard is ideal for summer barbecues and gatherings. An oversized 22x22 garage ensures ample room for vehicles, storage and room for your toys.

Located just a short walk to a new school currently under construction, as well as parks, Costco, shopping, Stoney Trail, and so much more, this home combines convenience with comfort. Move-in ready and meticulously maintained, it offers an excellent opportunity to







settle into one of the most attractive communities in Northwest Calgary. (On demand hot water tank was installed in Dec 2023. Roof and siding replaced Oct 2024. Class 4 hail-rated shingles.)

Built in 2013

Essential Information

MLS® # A2205799
Price \$625,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,325 Acres 0.07 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 77 Nolanfield Way Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0M8

Amenities

Amenities Other

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub,

Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s),

Microwave Hood Fan, Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025

Days on Market 48

Zoning DC

HOA Fees 105

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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