

# \$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
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	168 Nolanfield Way Nw
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	9
Zoning	R-1N

### Listing Details

Listing Office	PREP Realty
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