

# \$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 | 28              |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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