

# \$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.



Don'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 | 16              |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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