# $635,000 - 45 Nolanfield Lane Nw, Calgary

MLS® #A2261827

**$635,000**
3 Bedroom, 3.00 Bathroom, 1,354 sqft
Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained 3 bedroom, 2.5 bath detached home in the highly desirable community of Nolan Hill NW, designated to Sir Winston Churchill School!

The main floor boasts a well-sized living room filled with natural light, a modern kitchen with stainless steel appliances, a central island, and ample cabinetry, along with a dining area that opens directly to the landscaped backyard â€” perfect for family gatherings and entertaining. A rear double garage with back alley access completes this level.

Upstairs, youâ€™ll find a thoughtfully designed layout. The primary bedroom is generously sized to fit a king bed and features a large walk-in closet and a 4-piece ensuite bathroom with modern finishes for your comfort. Two additional spacious bedrooms, each with ample closet space, are complemented by another full 4-piece bathroom, providing convenience for family and guests.

The basement has the walls already completed, giving you a head start to finish the space exactly as you imagine â€” whether thatâ€™s a recreation room, home gym, or additional bedrooms.

This home offers incredible location benefits â€” just minutes to all the major shopping hubs like Costco, Sobeys, Co-op, Beacon Hill,

Creekside, and Sage Hill Centre. The community features beautiful pathways, the nearby Shane Homes YMCA, and excellent connectivity with quick access to Deerfoot Trail and Stoney Trail.

Built in 2013

## Essential Information

| | |
|---|---|
| MLS® # | A2261827 |
| Price | $635,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,354 |
| Acres | 0.03 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 45 Nolanfield Lane Nw |
| Community | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0M7 |

## Amenities

| | |
|---|---|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Kitchen Island, Walk-In Closet(s) |

| | |
|---|---|
| Appliances | Dishwasher, Electric Stove, Refrigerator |
| Heating | Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

## Exterior

| | |
|---|---|
| Exterior Features | Lighting |
| Lot Description | City Lot, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | October 4th, 2025 |
| Days on Market | 11 |
| Zoning | DC |
| HOA Fees | 105 |
| HOA Fees Freq. | MON |

## Listing Details

| | |
|---|---|
| Listing Office | Century 21 Smart Realty |

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