# \$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.

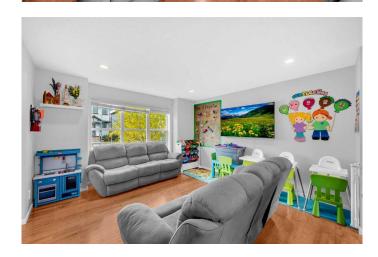
Upstairs, you'II find a thoughtfully designed layout. The primary bedroom is generously sized to fit a king bed and features a large walk-in closet and a 4-piece ensuite bathroom with modern finishes for your comfort. Two additional spacious bedrooms, each with ample closet space, are complemented by 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 that'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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