

# \$625,000 - 77 Nolanfield Way Nw, Calgary

MLS® #A2205799

**\$625,000**

2 Bedroom, 4.00 Bathroom, 1,325 sqft  
Residential on 0.07 Acres

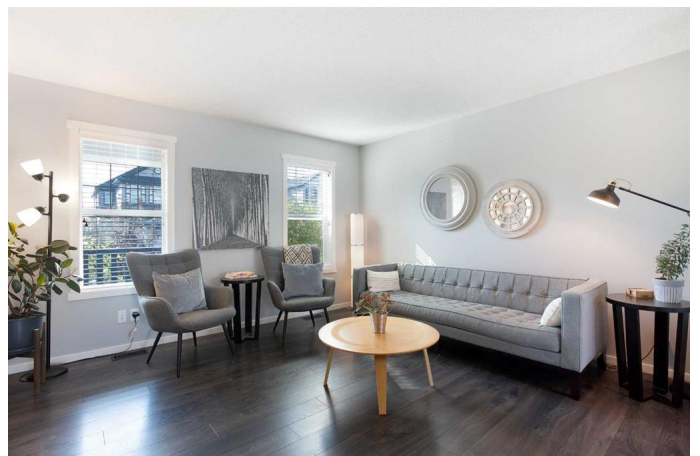
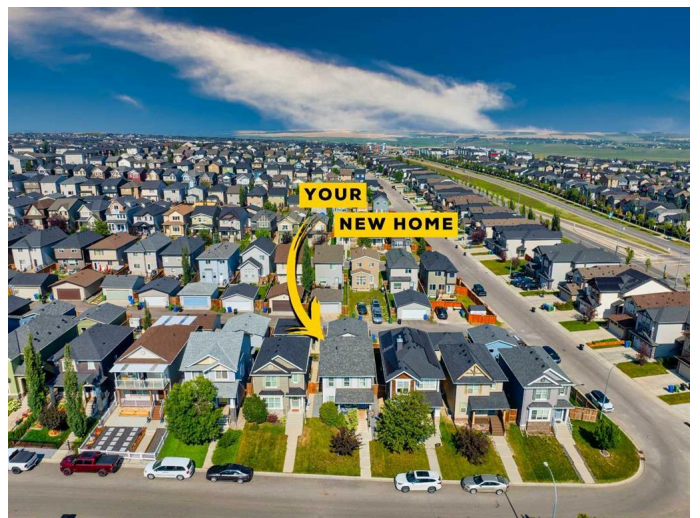
Nolan Hill, Calgary, Alberta

Welcome to this well-cared-for home in the desirable community of Nolan Hill. Offering almost 2,000 sq. ft. of developed living space, this 3-bedroom plus den, 3.5-bathroom property is the perfect fit for first-time buyers or those looking to move up into their first family home.

Step inside to an inviting open-concept main floor featuring a bright living space and a stylish kitchen with granite countertops and newer stainless steel appliances. The thoughtful layout makes everyday living and entertaining seamless. Upstairs, you'll find two spacious bedrooms, including a comfortable primary suite with its own ensuite, while the den space provides the flexibility for a home office or playroom. It could also be converted into a third bedroom upstairs.

The fully developed basement expands your living space with a recreation area, third bedroom or office and an additional bathroom. Outside, the private backyard is ideal for summer barbecues and gatherings. An oversized 22x22 garage ensures ample room for vehicles, storage and room for your toys.

Located just a short walk to a new school currently under construction, as well as parks, Costco, shopping, Stoney Trail, and so much more, this home combines convenience with comfort. Move-in ready and meticulously maintained, it offers an excellent opportunity to



settle into one of the most attractive communities in Northwest Calgary. (On demand hot water tank was installed in Dec 2023. Roof and siding replaced Oct 2024. Class 4 hail-rated shingles.)

Built in 2013

**Essential Information**

MLS® #	A2205799
Price	\$625,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,325
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	77 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M8

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub,
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	Walk-In Closet(s)
Appliances	Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Zoning	DC
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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