

# \$650,000 - 321 Nolanfield Way Nw, Calgary

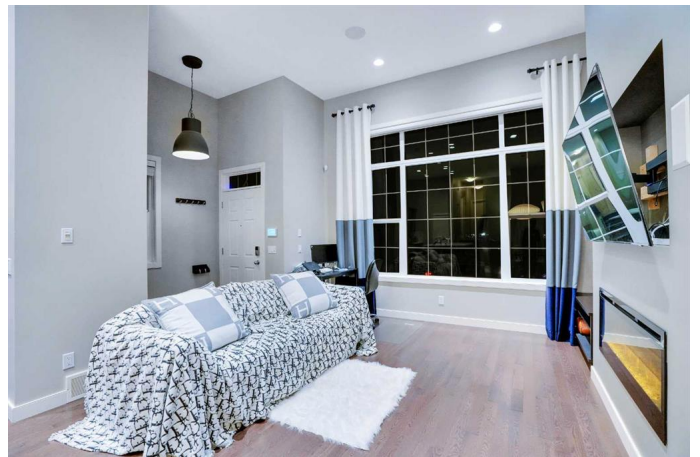
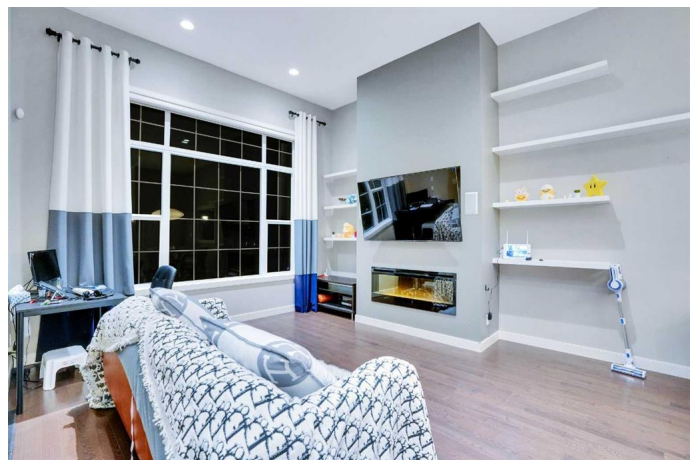
MLS® #A2198527

**\$650,000**

3 Bedroom, 4.00 Bathroom, 1,089 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to Nolan Hill, one of North Calgary's newest, and most desired communities! Here, you will find this well-cared for 4-level split, providing the opportunity for both family time together, as well as break-away spaces throughout the home. Every single inch of space was carefully considered, from the wide-open layout on the main floor, to multiple living areas, to your primary and secondary bedrooms on the upper floor, and a third bedroom in the basement for older children, elderly parents, or visiting guests. There is also no shortage of bathrooms (4, to be exact!), providing everyone with their own private space, as needed. The beautiful contrast between crisp, quartz countertops, dark wood cabinets, neutral hardwood tones, and stainless steel appliances, keep the ambiance in your home neat and calming. High ceilings, multiple pot lots, and the large, north-facing window (overlooking the playground just across the street!) allow plenty of natural light to flow in throughout the day. Huge bonuses include an additional side entry, a double, oversized HEATED garage, as well as low-maintenance landscaping in the front and back yards, allowing you more time to spend on yourself and loved ones. Multiple commercial centers complete with necessary amenities, anchored by MAJOR retailers (Costco, T&T, Walmart, Co-op) are all just minutes away, and major arteries such as Shaganappi, Sarcee, and Stoney Trail (east and west) are so easily accessible. The



pictures don't do this home justice..you must see the appeal for yourself! Book your private viewing today, everyone is welcome!

Built in 2013

### **Essential Information**

MLS® #	A2198527
Price	\$650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,089
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	321 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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