

\$648,866 - 393 Nolanfield Way Nw, Calgary

MLS® #A2249037

\$648,866

4 Bedroom, 4.00 Bathroom, 1,394 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE, SUNDAY AUGUST 24TH
FROM 3:30-5:30PM. Welcome this beautiful
Trico-built home, proudly owned by the original
owners and packed with thoughtful upgrades.

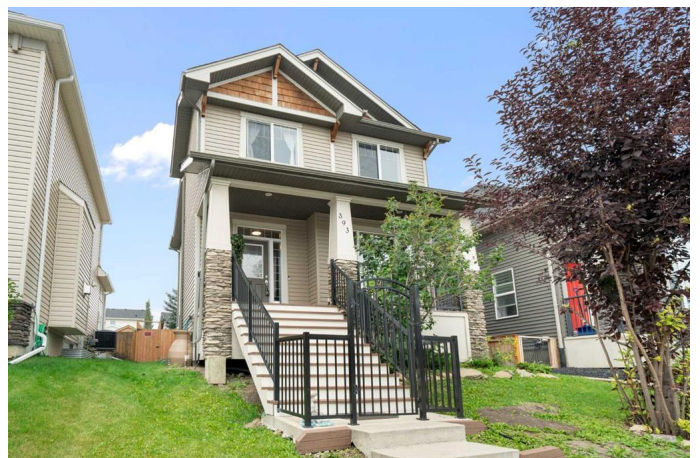
This property boasts a fully developed
basement (2017) and a double detached
garage (2017) off a paved back lane. The
private SW-facing backyard features an
extended deck, newer fence (approx. 3 years
old), and a dog run—perfect for outdoor
living. A new roof, automatic sprinkler system,
upgraded window coverings, and central air
conditioning add to the home's comfort
and value.

Step inside the bright, open-concept main
floor, where a cozy gas fireplace anchors the
living area. The kitchen impresses with
shaker-style cabinets, granite countertops,
built-in desk, and large island. Patio doors lead
directly from the kitchen/dining space to the
private back deck for seamless indoor-outdoor
entertaining.

Upstairs, you'll find three bedrooms, a full
main bathroom, and laundry. The spacious
primary retreat comes with a walk-in closet
and luxurious walk-in shower including in-floor
heating.

The fully developed lower level is perfect for
multi-generational living or guests, offering a
separate kitchen, large bedroom with walk-in
closet, a full bathroom with steam shower, and
a generous recreation area.

Located close to greenspace, shopping, and
schools—with another school currently under



construction right behind the property”this home is ideally positioned for both convenience and future value.

Built in 2011

Essential Information

MLS® #	A2249037
Price	\$648,866
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,394
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	393 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1L9

Amenities

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

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

	Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Back Lane, Treed, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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