

# \$829,990 - 168 Nolanfield Way Nw, Calgary

MLS® #A2233496

**\$829,990**

4 Bedroom, 4.00 Bathroom, 2,055 sqft

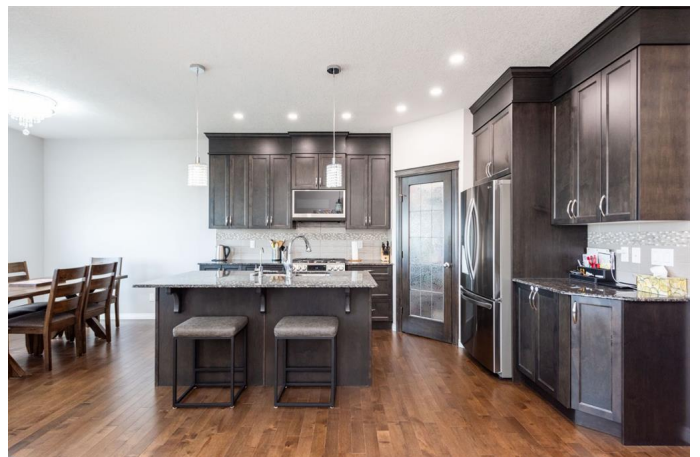
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and K-9 school (coming 2026). Over \$125k in renovations in 2024-25, all new hardwood flooring, carpets, roof (June 2025), all new high-end appliances with warranty till 2028, Culligan Water Softener/RO, all new window shades, upgraded LED lighting and decorative fixtures along with fully renovated legal basement suite with concrete side entry-way.

Over 2000 square feet walkout home filled with natural light. 3 Bedroom, 2.5 bathroom, main floor office, Bonus room, open kitchen-dining-living room design with a fireplace, it comes with a large storage room in the basement and a spacious 2 car front garage with EV charging. The 1-bedroom legal basement suite with its own laundry is a mortgage helper!

A spacious entryway with a closet leads to the Office/Den and Staircase, on the right of the entryway is the powder room and garage entry through mudroom. Across the office is the centre of the home, a large living room with fireplace, an open kitchen with island, lots of cabinets and a pantry. Next to the kitchen is dining space with a gorgeous lighting fixture, alongside is the deck with Northeastern views, welcome to the stage of beautiful Sunrises and amazing Northern Lights!



The second floor features a large bonus room with lots of room for entertainment and play. The expansive Master-bedroom comes with 5-piece bathroom and walk-in closet. The main floor has 2 more good sized bedrooms with closets, a full bathroom and a laundry room.

Bonus: A spacious storage room in the basement.

The Walkout legal basement suite is a mortgage helper, currently rented at \$1300/month plus utilities. Fully renovated with tons of natural lighting, a large bedroom with tons on storage, huge open kitchen with loads of cabinets, brand new appliances (Fridge and Electric Stove), Dishwasher and full-size washer-dryer, heating controls and new window coverings. Side concrete pathway and porch for basement entry.

Built in 2014

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233496    |
| Price          | \$829,990   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,055       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 168 Nolanfield Way Nw |
| Subdivision | Nolan Hill            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R0M6  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Quartz Counters                                                                              |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Water Purifier |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 54              |
| Zoning         | R-1N            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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