

\$629,900 - 22 Nolanfield Heights Nw, Calgary

MLS® #A2241122

\$629,900

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE on Saturday, Aug 02 between 1:00 - 3:00pm! Welcome to your new home in the sought-after community of Nolan Hill! This bright and spacious home offers over 2374 sqft of thoughtfully designed living space. The open-concept main floor features 9-foot ceilings, two generous living areas, and a central kitchen complete with granite countertops throughout, sleek cabinetry, and a large islandâ€”perfect for entertaining.

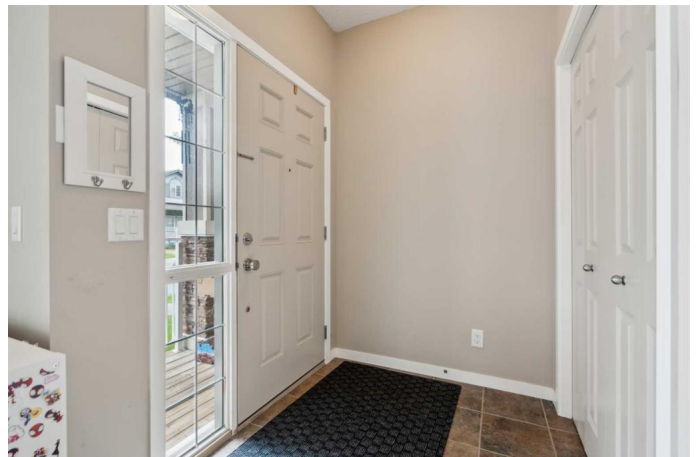
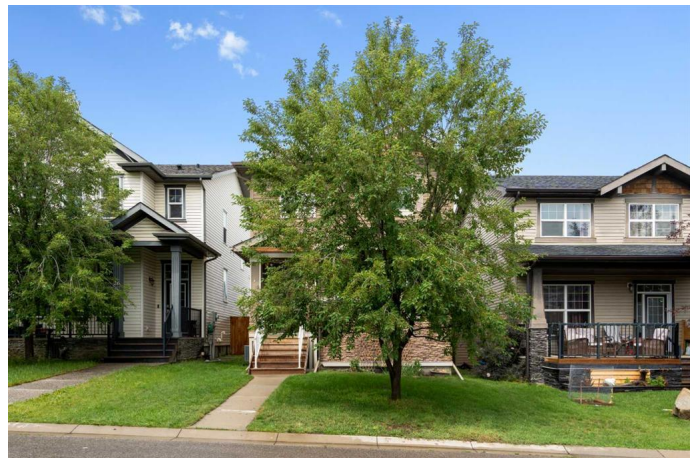
Enjoy the seamless flow from the sunny dining nook to the spacious back deck.

The front living room offers flexibility as a formal sitting area, office, or playroom. A convenient 2-piece powder room completes the main level.

Upstairs, the spacious primary suite is a true retreat with a corner soaker tub, separate shower, and a large walk-in closet. Two additional spacious bedrooms, an upper-floor laundry room with a window, and another full bathroom provide comfort and convenience.

The fully finished basement adds incredible value with a secondary kitchen, another bedroom and full bathroom, large rec area, and plenty of room for guests or extended family.

Additional highlights include air conditioning, water softener and reverse osmosis water



filtration. Large concrete garage pad (24ft x 22ft) ready for your dream garage.

Built in 2013

Essential Information

MLS® #	A2241122
Price	\$629,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Nolanfield Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.