\$635,000 - 45 Nolanfield Lane Nw, Calgary

MLS® #A2261827

\$635,000

3 Bedroom, 3.00 Bathroom, 1,354 sqft Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained 3 bedroom, 2.5 bath detached home in the highly desirable community of Nolan Hill NW, designated to Sir Winston Churchill School!

The main floor boasts a well-sized living room filled with natural light, a modern kitchen with stainless steel appliances, a central island, and ample cabinetry, along with a dining area that opens directly to the landscaped backyard â€" perfect for family gatherings and entertaining. A rear double garage with back alley access completes this level.

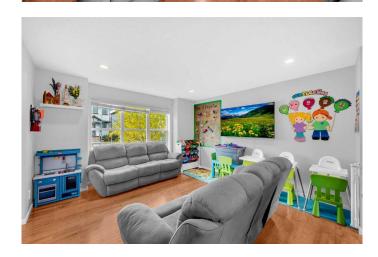
Upstairs, you'II find a thoughtfully designed layout. The primary bedroom is generously sized to fit a king bed and features a large walk-in closet and a 4-piece ensuite bathroom with modern finishes for your comfort. Two additional spacious bedrooms, each with ample closet space, are complemented by another full 4-piece bathroom, providing convenience for family and guests.

The basement has the walls already completed, giving you a head start to finish the space exactly as you imagine â€" whether that's a recreation room, home gym, or additional bedrooms.

This home offers incredible location benefits â€" just minutes to all the major shopping hubs like Costco, Sobeys, Co-op, Beacon Hill,







Creekside, and Sage Hill Centre. The community features beautiful pathways, the nearby Shane Homes YMCA, and excellent connectivity with quick access to Deerfoot Trail and Stoney Trail.

Built in 2013

Half Baths

Essential Information

MLS® # A2261827 Price \$635,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Square Footage 1,354 Acres 0.03 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 45 Nolanfield Lane Nw

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Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0M7

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Central Cooling None

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Lighting

Lot Description City Lot, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2025

Days on Market 30
Zoning DC
HOA Fees 105

HOA Fees Freq. MON

Listing Details

Listing Office Century 21 Smart Realty

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