# \$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

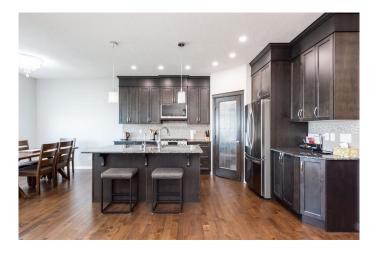
Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and K-9 school (coming 2026). Over \$125k in renovations in 2024-25, all new hardwood flooring, carpets, roof (June 2025), all new high-end appliances with warranty till 2028, Culligan Water 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

Type

Year Built 2014

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 168 Nolanfield Way Nw

Residential

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 44

Zoning R-1N

# **Listing Details**

Listing Office PREP Realty

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