

# **\$674,900 - 34 Nolanfield Lane Nw, Calgary**

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MLS® #A2227417

**\$674,900**

5 Bedroom, 4.00 Bathroom, 1,522 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

AMAZING OPPORTUNITY! Move in and enjoy this summer in your new home.

Well-maintained and loved FAMILY DESIGNED home on a quiet street with a south-facing front yard in the great community of Nolan Hill ... Act fast! This family approved five bedroom home with close to 2300 SF of living space, will not disappoint with a spacious entry way with hardwood floors that welcomes you & invites you into an amazing open floor plan with an outstanding kitchen featuring granite counter tops, STAINLESS STEEL appliances, island with a flush eating bar, pantry & full tile backsplash with maple wood shaker style cabinets. A beautiful living room graced with a stunning corner gas fireplace, hardwood floors and oversized windows. The 2nd level offers an upper laundry room, main bath, and three sizable bedrooms, with the Primary suite featuring a walk-in closet and a 4-piece private ensuite. BONUS: The basement is fully finished and features a side entry, a large family room, two bedrooms, a full bathroom, and a utility room. Plus, 9' main floor ceilings, generously sized bedrooms with large windows, plumbing/lighting, and electrical fixtures upgraded! All of this, along with a huge, fully fenced rear yard, a 20' x 18' wood deck, and a double-car detached garage. Plus, you'll find the home located close to transit, shopping, pathways, soccer, golf, ice rinks, coffee shops, KIDS PARK, trails & baseball fields. WELCOME HOME! Call your friendly REALTOR(R) to book a viewing!



Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227417    |
| Price          | \$674,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,522       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 34 Nolanfield Lane Nw |
| Subdivision | Nolan Hill            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 0M7               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Garage Door Opener, On Street |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |

# of Fireplaces 1  
Fireplaces Family Room, Gas, Mantle  
Has Basement Yes  
Basement Finished, Full

Exterior

Exterior Features Lighting  
Lot Description Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Fr  
Foundation Poured Concrete

Additional Information

Date Listed June 3rd, 2025  
Days on Market 16  
Zoning DC

Listing Details

Listing Office Jayman Realty Inc.

34 NOLANFIELD LANE NW  
RE/CA MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 775.47 Sq Ft / 72.04 m²  
UPPER LEVEL (AG) - 746.50 Sq Ft / 69.35 m²  
TOTAL ABOVE GRADE RMS SIZE - 1521.97 Sq Ft / 141.39 m²  
BASEMENT DEVELOPED AREA (BG) - 669.74 Sq Ft / 62.22 m²  
BASEMENT UNDEVELOPED AREA (BG) - 105.73 Sq Ft / 9.82 m²  
TOTAL AG/BG AREA - 2297.44 Sq Ft / 213.43 m²



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