

\$609,900 - 42 Nolanfield Terrace Nw, Calgary

MLS® #A2247467

\$609,900

3 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.07 Acres

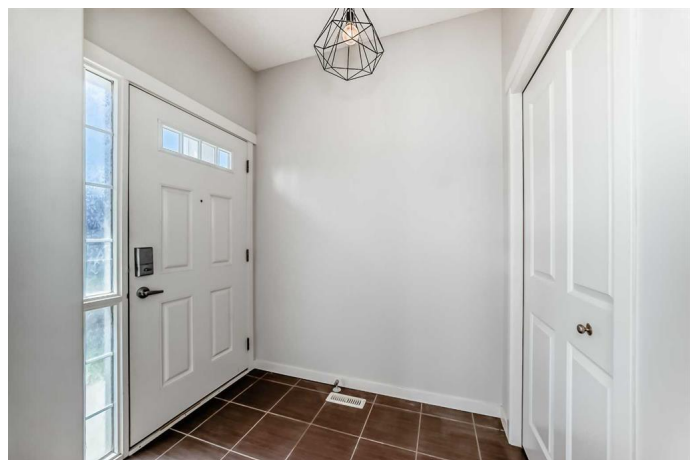
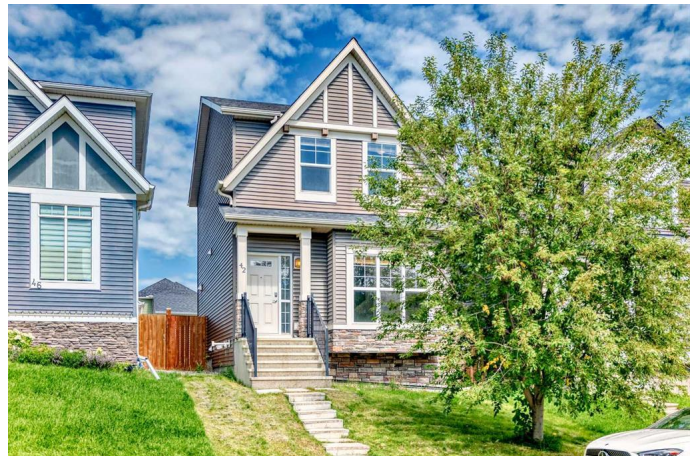
Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained 2-storey home in the highly sought-after, family-friendly community of Nolan Hill. Offering over 1,300 sq.ft. above grade, this property is filled with natural light from its south-facing windows. The open-concept main floor boasts a modern kitchen with stainless steel appliances, a dining area, and a cozy living room with a gas fireplace. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. The full unfinished basement provides endless possibilities for future development. Recent updates include a new hot water tank (2022). Enjoy the landscaped backyard—perfect for BBQs—with an oversized double garage, built-in workbench, and 240V outlet. Ideally located close to parks, playgrounds, and shopping. This move-in ready home is waiting for you—book your showing today!

Built in 2012

Essential Information

MLS® #	A2247467
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,321



Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	42 Nolanfield Terrace Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	3
Zoning	DC
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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