

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

MLS® #A2241122

**\$629,900**

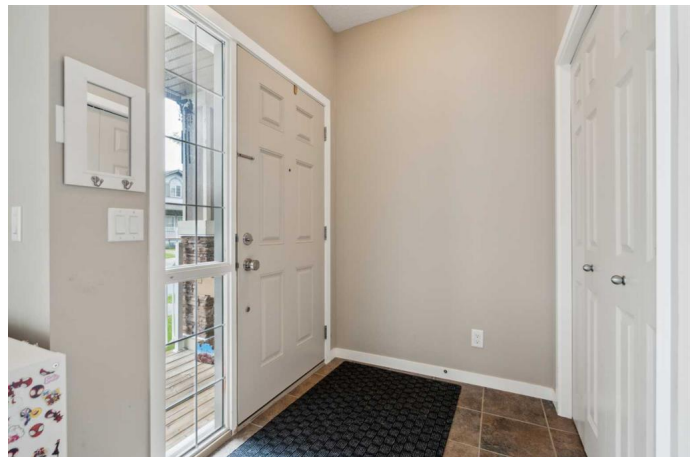
4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

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 island—perfect for entertaining. Newer stainless steel appliances dishwasher (2025), refrigerator (2024). 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. The basement was developed in 2024 with permits with potential add separate entrance. 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
<b>Exterior</b>	
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
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