

# \$849,900 - 24 Nolanfield Point Nw, Calgary

MLS® #A2219368

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,546 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Free Solar Panel for new owner - A \$20,000 value! Open house: May 10 & 11, 1:30pm - 3:30 pm. Are you looking for a spacious home for your growing family? Welcome to this super clean and well-maintained, original-owner home in the highly desirable community of Nolan Hill. This beautiful two-storey home offers 2,546 sq. ft. of living space, featuring 4 bedrooms plus a bonus room on the upper level, and a walkout basement. On the main level, you'll find an open-concept layout with a den/flex room that can also serve as a formal dining room. The spacious living room is perfect for your cozy sectional and features a gas fireplace. The east-facing dining area is ideal for family gatherings, with a patio door leading to a huge, low-maintenance deck—perfect for outdoor entertaining. The gourmet kitchen boasts granite countertops, an oversized centre island, electric cooktop, built-in oven and microwave, and a convenient walk-through pantry connecting to the garage. Upstairs, you'll find a bright and functional bonus room—perfect for family movie nights. This rare layout includes four bedrooms on the upper floor. The spacious primary bedroom features a luxurious 5-piece ensuite with granite countertops and a walk-in closet. There are three additional bedrooms, and two of them also include walk-in closets. The unfinished 1,200 sq. ft. walkout basement is open, bright, and includes rough-ins for a wet bar and bathroom—ready for your personal touch and creative vision.



The backyard is beautifully landscaped with low-maintenance synthetic grassâ€”no lawn mowing needed! Located just steps from a community playground and pond, with quick access to Stoney Trail, Beacon Heights Shopping Centre, and Sage Hill Plaza, this home offers both comfort and convenience.

Built in 2015

**Essential Information**

MLS® #	A2219368
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,546
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	24 Nolanfield Point Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S7

**Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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