

\$638,000 - 22 Nolanfield Heights Nw, Calgary

MLS® #A2241122

\$638,000

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.

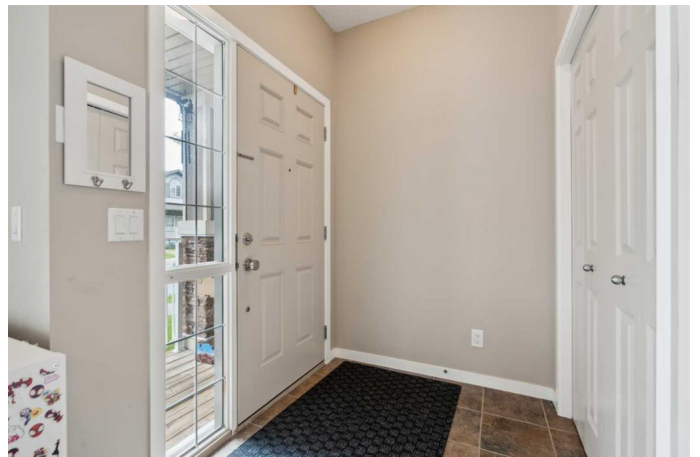
Enjoy the seamless flow from the sunny dining nook to the spacious back deck.

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.

Additional highlights include air conditioning, a large garage pad (24'™ x 22'™) ready for your dream garage.



Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2241122 |
| Price | \$638,000 |
| 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 |

Exterior

| | |
|-------------------|-----------------|
| 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 | 4 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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