

# \$695,000 - 252 Nolanfield Way Nw, Calgary

MLS® #A2227599

**\$695,000**

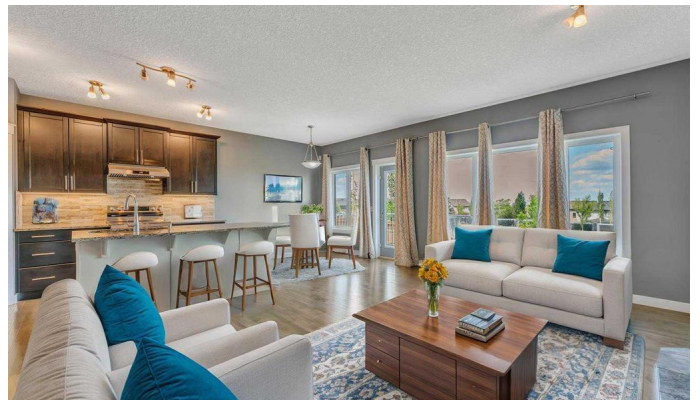
5 Bedroom, 4.00 Bathroom, 2,021 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

This wonderful, spacious property in the family-friendly neighborhood of Nolan Hill is ready for you to call HOME! Situated on a quiet street with very little through-traffic, your kids can safely play in the front or back yard. Walk to coffee shops, restaurants, shopping, parks, and pathways—everything you need is nearby! With 5 BEDROOMS, there's plenty of space for everyone's needs. The main floor features an open-concept layout with a large living room and a separate front room that can be used as a home office or den. The kitchen island has been recently extended, so you'll love prepping meals on your gorgeous new granite countertops. Additional updates include a brand new stove, newer hood fan, and a fresh tile backsplash! Outside, enjoy family BBQs and soak up the sun with no neighbouring houses behind you! Head upstairs, and you'll find a spacious primary bedroom complete with a walk-in closet and a beautiful ensuite with dual sinks. The enormous bonus room is perfect for movie nights, watching the game with friends, or giving the kids a giant playroom! The fully finished basement offers two bedrooms, a wet bar, a full 4-piece bathroom, and still plenty of storage space. The only thing missing is you and your family making this property your home.

Don't miss out on this one—book your showing today!

Built in 2013



## Essential Information

MLS® #	A2227599
Price	\$695,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	252 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M1

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Mantle, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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