

\$635,000 - 45 Nolanfield Lane Nw, Calgary

MLS® #A2261827

\$635,000

3 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.03 Acres

Nolan Hill, Calgary, Alberta

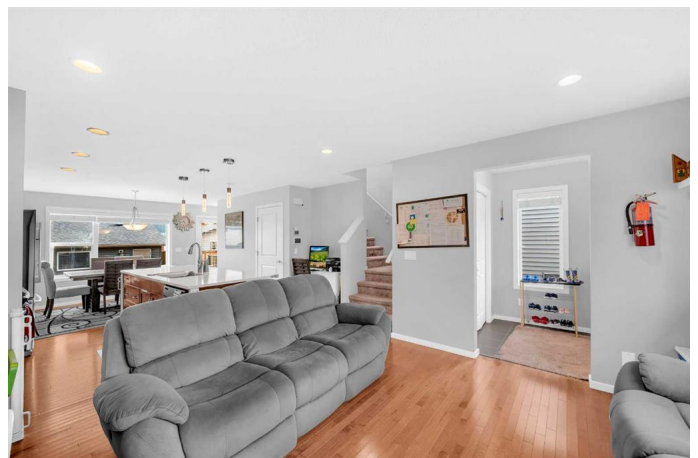
Welcome to this beautifully maintained 3 bedroom, 2.5 bath detached home in the highly desirable community of Nolan Hill NW, designated to Sir Winston Churchill School!

The main floor boasts a well-sized living room filled with natural light, a modern kitchen with stainless steel appliances, a central island, and ample cabinetry, along with a dining area that opens directly to the landscaped backyard – perfect for family gatherings and entertaining. A rear double garage with back alley access completes this level.

Upstairs, you™ll find a thoughtfully designed layout. The primary bedroom is generously sized to fit a king bed and features a large walk-in closet and a 4-piece ensuite bathroom with modern finishes for your comfort. Two additional spacious bedrooms, each with ample closet space, are complemented by another full 4-piece bathroom, providing convenience for family and guests.

The basement has the walls already completed, giving you a head start to finish the space exactly as you imagine – whether that™s a recreation room, home gym, or additional bedrooms.

This home offers incredible location benefits – just minutes to all the major shopping hubs like Costco, Sobeys, Co-op, Beacon Hill,



Creekside, and Sage Hill Centre. The community features beautiful pathways, the nearby Shane Homes YMCA, and excellent connectivity with quick access to Deerfoot Trail and Stoney Trail.

Built in 2013

Essential Information

MLS® #	A2261827
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,354
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 Nolanfield Lane Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

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

Additional Information

Date Listed	October 4th, 2025
Days on Market	31
Zoning	DC
HOA Fees	105
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Smart Realty
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