

# \$620,000 - 70 Nolanfield Terrace Nw, Calgary

MLS® #A2236113

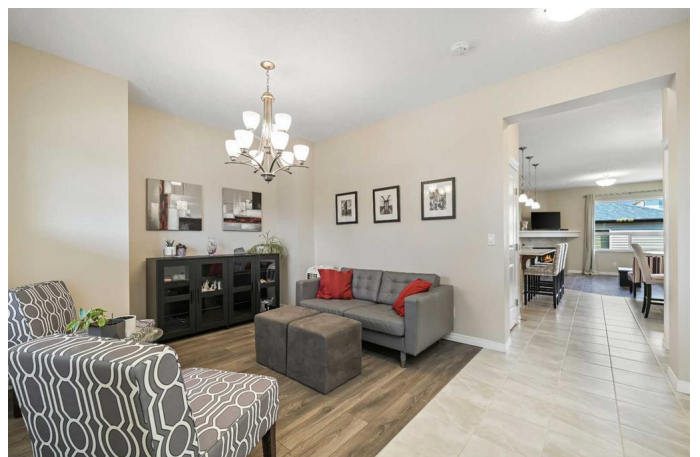
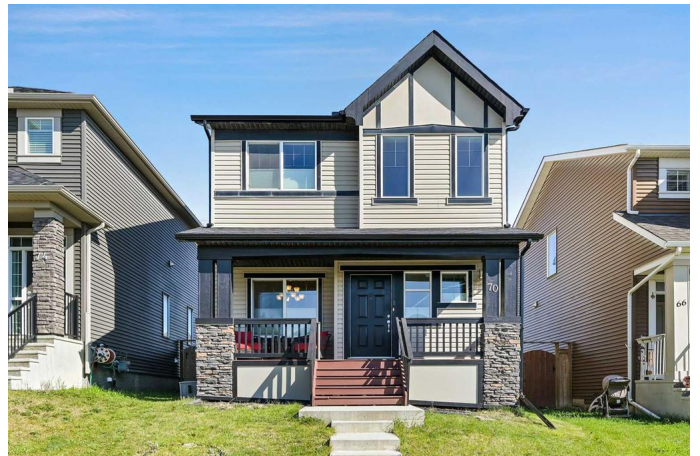
**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,613 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained two-storey detached home in family-friendly Nolan Hill, offering 3 bedrooms, 2.5 bathrooms, and over 1,600sqft of bright, modern living space, all set on a 3,132sqft lot with a landscaped yard and double detached garage. From the moment you walk in, the home impresses with its spacious open to above staircase and foyer, 9'™ knockdown ceilings on the main level, and an open-concept floor plan that blends style and functionality. The front of the home features a large flex space ideal for a second living room, home office, or kids'™ playroom. The main living area includes a cozy gas fireplace, dedicated dining space, and a modern kitchen complete with granite countertops (throughout), stainless steel appliances, soft-close drawers, centre island with flush eating bar, a garburator, and a large walk-in pantry for added convenience. A boot room with built-in bench, broom closet, and 2pc powder room complete the main floor. Upstairs, you'll find 3 generous bedrooms, including the primary suite with a 4-piece ensuite and large walk-in closet, plus a second full bathroom. The unfinished basement awaits your creative touch and features 9' ceilings, laundry and a rough-in for a future bathroom. Enjoy your mornings and evenings in the nicely sized rear yard, complete with concrete stone patio – perfect for entertaining or relaxing or the large front covered porch. Recent updates include a brand new roof



(house and garage), giving you peace of mind for years to come. Located in a vibrant and growing community, youâ€™ll love being surrounded by extensive green spaces, parks, and scenic walking trails, with easy access to Sage Hill Crossing, Beacon Hill Shopping Centre, schools, restaurants, fitness centres, and community amenities. This is the perfect opportunity for buyers seeking modern design, functionality, and location â€“ all in one move-in-ready home in NW Calgary.

Built in 2013

**Essential Information**

MLS® #	A2236113
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,613
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	70 Nolanfield Terrace Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M5

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	67
Zoning	DC
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grassroots Realty Group
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