

\$680,000 - 62 Nolanfield Heights Nw, Calgary

MLS® #A2241969

\$680,000

4 Bedroom, 3.00 Bathroom, 1,703 sqft

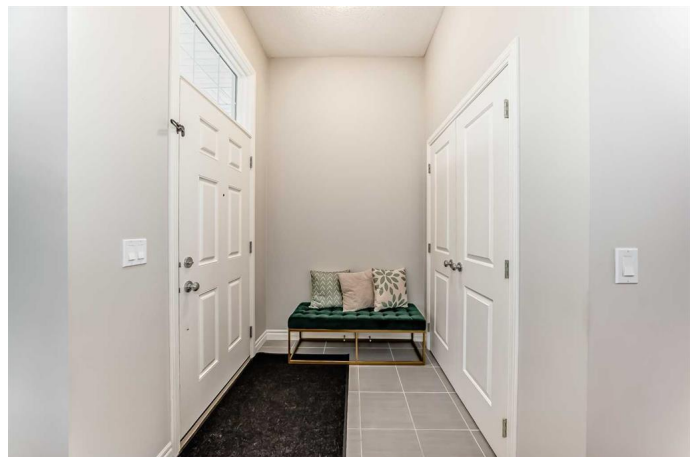
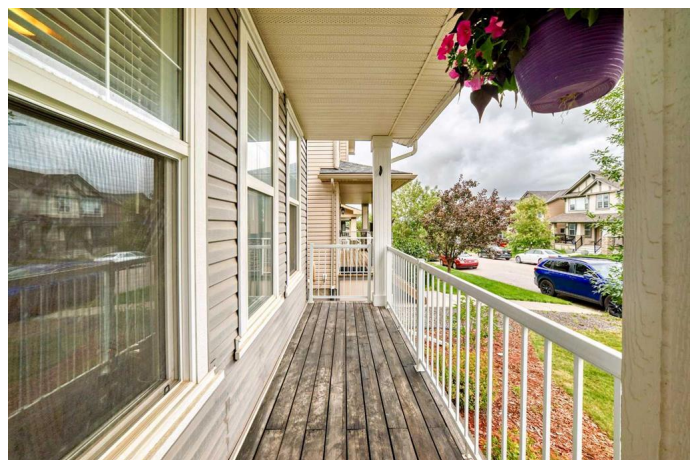
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to the picturesque community of Nolan Hill – where charm, convenience, and comfort come together in perfect harmony! Nestled in a highly sought-after location, this beautifully appointed air-conditioned, south-facing detached home offers the ideal blend of sophisticated design and family-friendly functionality. With 4 spacious bedrooms, 3.5 bathrooms, and over 2,200 sq. ft. of developed living space, this home is the perfect sanctuary for growing families and entertainers alike.

From the moment you arrive, the inviting full front covered porch welcomes you with warmth and charm – the ideal spot to sip your morning coffee or relax with a book in the evening. Step through the front door and into a sun-drenched main level, where oversized windows bathe the open living space in natural light, creating an airy and uplifting atmosphere.

A step up, the heart of the home unfolds into a gourmet custom kitchen designed to inspire your inner chef. Thoughtfully laid out with ample cabinetry, a walk-in corner pantry, gleaming quartz countertops, a large central island, and sleek stainless steel appliances, this space is both practical and beautiful. The spacious dining area is perfect for hosting gatherings, leading you out onto the back deck to the professionally landscaped backyard oasis and oversized double detached garage – ideal for summer BBQs, evening cocktails,



or peaceful moments of solitude.

Just off the kitchen, a convenient half-bath leads you down to the fully finished basement, where comfort and functionality continue. Here you'll find a versatile recreation/living room, a large fourth bedroom with a walk-in closet, and a modern 3-piece bathroom – an ideal space for guests, a home office, or multigenerational living.

Upstairs, retreat to your luxurious primary suite, complete with a generously sized walk-in closet and a 4-piece ensuite bathroom, perfect for unwinding after a long day. Two additional bright and spacious bedrooms and an laundry room add convenience and ease to everyday living.

Located just moments away from schools, convenient bus routes, shopping centers, parks, and a wealth of amenities, this home truly has it all.

Don't miss your chance to experience the elegance, warmth, and lifestyle this home has to offer. Book your private showing with your REALTOR® today, take a 3D virtual tour and step into your future home – you'll fall in love the moment you walk in!

Built in 2013

Essential Information

MLS® #	A2241969
Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,703

Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	62 Nolanfield Heights Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M2

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.