

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

MLS® #A2227599

**\$695,000**

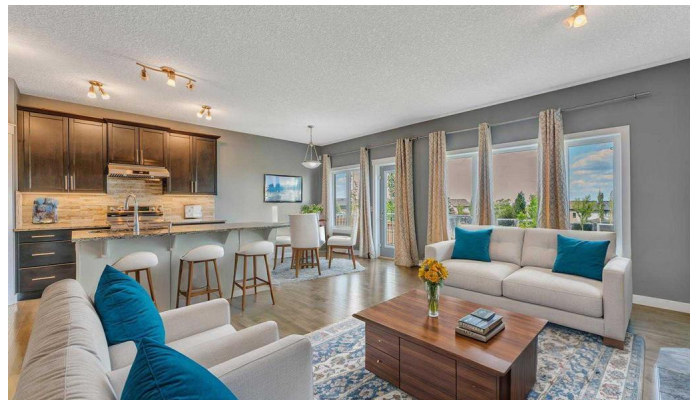
5 Bedroom, 4.00 Bathroom, 2,021 sqft  
Residential on 0.08 Acres

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 pathwaysâ€”everything you need is nearby! With 5 BEDROOMS, thereâ€™s plenty of space for everyoneâ€™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 youâ€™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 youâ€™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.

Donâ€™t miss out on this one â€”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	12
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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