

# \$849,900 - 24 Nolanfield Point Nw, Calgary

MLS® #A2219368

## \$849,900

4 Bedroom, 3.00 Bathroom, 2,546 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Free Solar Panel for new owner - A \$20,000 value! Open house: May 10 & 11, 1:30pm - 3:30 pm. Are you looking for a spacious home for your growing family? Welcome to this super clean and well-maintained, original-owner home in the highly desirable community of Nolan Hill. This beautiful two-storey home offers 2,546 sq. ft. of living space, featuring 4 bedrooms plus a bonus room on the upper level, and a walkout basement. On the main level, you'll find an open-concept layout with a den/flex room that can also serve as a formal dining room. The spacious living room is perfect for your cozy sectional and features a gas fireplace. The east-facing dining area is ideal for family gatherings, with a patio door leading to a huge, low-maintenance deck—perfect for outdoor entertaining. The gourmet kitchen boasts granite countertops, an oversized centre island, electric cooktop, built-in oven and microwave, and a convenient walk-through pantry connecting to the garage. Upstairs, you'll find a bright and functional bonus room—perfect for family movie nights. This rare layout includes four bedrooms on the upper floor. The spacious primary bedroom features a luxurious 5-piece ensuite with granite countertops and a walk-in closet. There are three additional bedrooms, and two of them also include walk-in closets. The unfinished 1,200 sq. ft. walkout basement is open, bright, and includes rough-ins for a wet bar and bathroom—ready for your personal touch and creative vision.



The backyard is beautifully landscaped with low-maintenance synthetic grassâ€”no lawn mowing needed! Located just steps from a community playground and pond, with quick access to Stoney Trail, Beacon Heights Shopping Centre, and Sage Hill Plaza, this home offers both comfort and convenience.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219368    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,546       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 24 Nolanfield Point Nw |
| Subdivision | Nolan Hill             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 0S7                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters                       |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Walk-Out  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | R-G           |
| HOA Fees       | 105           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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