

# \$609,900 - 42 Nolanfield Terrace Nw, Calgary

MLS® #A2247467

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.07 Acres

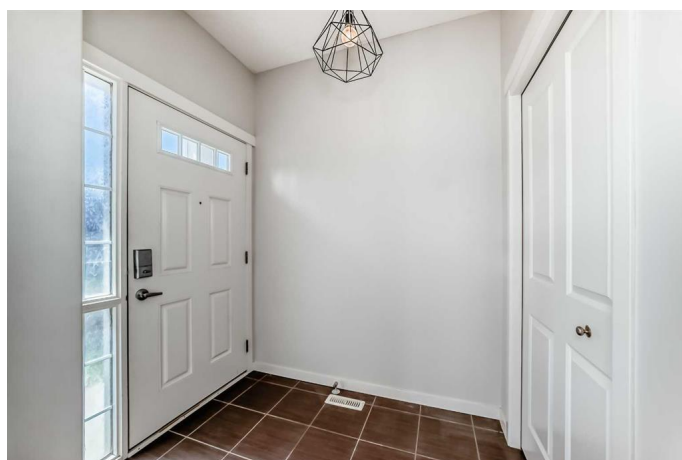
Nolan Hill, Calgary, Alberta

Welcome to this beautifully maintained 2-storey home in the highly sought-after, family-friendly community of Nolan Hill. Offering over 1,300 sq.ft. above grade, this property is filled with natural light from its south-facing windows. The open-concept main floor boasts a modern kitchen with stainless steel appliances, a dining area, and a cozy living room with a gas fireplace. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. The full unfinished basement provides endless possibilities for future development. Recent updates include a new hot water tank (2022). Enjoy the landscaped backyardâ€™perfect for BBQsâ€™with an oversized double garage, built-in workbench, and 240V outlet. Ideally located close to parks, playgrounds, and shopping. This move-in ready home is waiting for youâ€™book your showing today!

Built in 2012

## Essential Information

MLS® #	A2247467
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,321



Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 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	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 9th, 2025
Days on Market	3
Zoning	DC
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
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