

**168 Nolanfield Way NW**  
**Calgary, Alberta**

**MLS # A2233496**



**\$829,990**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill             |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,055 sq.ft.           | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                            |                   |      |
|--------------------|--------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, High Ceilings, Quartz Counters |                   |      |

**Inclusions:** N/A

Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and K-9 school (coming 2026). Over \$125k in renovations in 2024-25, all new hardwood flooring, carpets, roof (June 2025), all new high-end appliances with warranty till 2028, Culligan Water Softener/RO, all new window shades, upgraded LED lighting and decorative fixtures along with fully renovated legal basement suite with concrete side entry-way. Over 2000 square feet walkout home filled with natural light. 3 Bedroom, 2.5 bathroom, main floor office, Bonus room, open kitchen-dining-living room design with a fireplace, it comes with a large storage room in the basement and a spacious 2 car front garage with EV charging. The 1-bedroom legal basement suite with its own laundry is a mortgage helper! A spacious entryway with a closet leads to the Office/Den and Staircase, on the right of the entryway is the powder room and garage entry through mudroom. Across the office is the centre of the home, a large living room with fireplace, an open kitchen with island, lots of cabinets and a pantry. Next to the kitchen is dining space with a gorgeous lighting fixture, alongside is the deck with Northeastern views, welcome to the stage of beautiful Sunrises and amazing Northern Lights! The second floor features a large bonus room with lots of room for entertainment and play. The expansive Master-bedroom comes with 5-piece bathroom and walk-in closet. The main floor has 2 more good sized bedrooms with closets, a full bathroom and a laundry room. Bonus: A spacious storage room in the basement. The Walkout legal basement suite is a mortgage helper, currently rented at \$1300/month plus utilities. Fully renovated with tons of natural lighting, a large bedroom with tons on storage, huge open kitchen with loads of cabinets, brand new appliances (Fridge

and Electric Stove), Dishwasher and full-size washer-dryer, heating controls and new window coverings. Side concrete pathway and porch for basement entry.