

\$600,000 - 22 Nolanfield Terrace Nw, Calgary

MLS® #A2196367

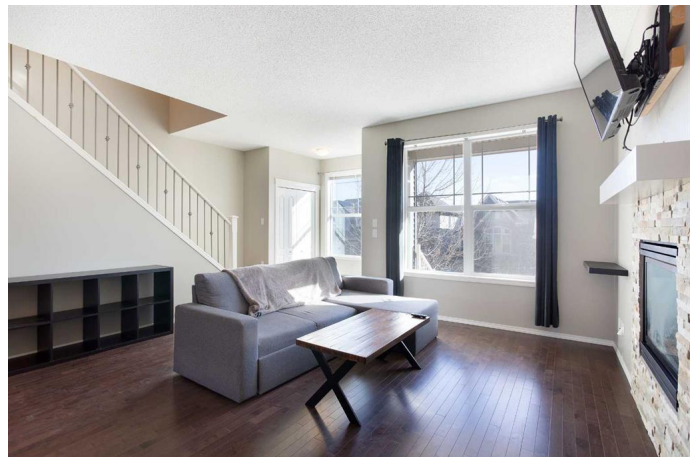
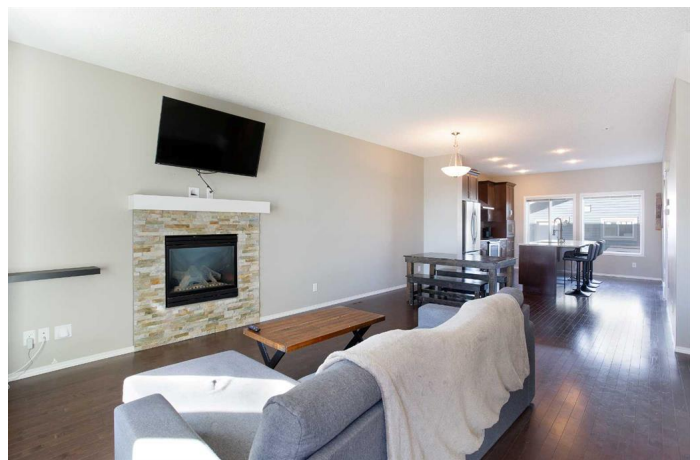
\$600,000

3 Bedroom, 3.00 Bathroom, 1,521 sqft
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

With over 1,500 sq. ft. on the main and upper, this beautifully designed home in Nolan Hill was built in 2014 by Morrison Homes, a 16-time winner of the Calgary Region "Builder of the Year"™ Award. The bright, open main floor features 9' ceilings and a chef's kitchen with granite countertops, a large island, and high-end finishes—perfect for cooking and entertaining. A mudroom at the rear entrance adds practicality, while a half bath completes the main level. Upstairs, the spacious primary suite boasts a walk-in closet and ensuite, along with two additional bedrooms, a full bathroom, and a laundry room with a washer and dryer. The partially finished basement is roughed in and permitted for electrical, plumbing, and framing, offering easy customization. For added comfort, the home includes a high-end water softener, plus an exterior hot water connection at the rear hose bib to speed up hot tub heating after a water change.

Outside, enjoy a 10' x 10' rear deck, a maintenance-free backyard with a poured concrete patio, and a 10' x 10' hot tub pad with electrical conduit and wiring in place—hot tub included as-is. The oversized 24' x 24' garage is fully permitted and features a custom 9' tall, 20' wide overhead door, a 100-amp, 240V subpanel, and underground electrical and communications conduits running from the basement—all professionally installed. With its 10' ceiling height, the garage offers even



more versatility. The NW-facing backyard provides great afternoon sun.

This family-friendly home is walking distance to numerous amenities, including Sobeyâ€™s, a vet clinic, a medical office, and restaurants, with a future elementary school site just steps away. Commuting is effortless with quick access to Stoney Trail, Deerfoot, Crowchild, and 14th Street. Offering modern conveniences, thoughtful upgrades, and an unbeatable location, this home is a must-see!

Built in 2013

Essential Information

MLS® #	A2196367
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Nolanfield Terrace Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M4

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Freezer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	DC
HOA Fees	120
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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