

# \$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	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
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	37
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.