

# \$648,866 - 393 Nolanfield Way Nw, Calgary

MLS® #A2249037

**\$648,866**

4 Bedroom, 4.00 Bathroom, 1,394 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome this beautiful Trico-built home, proudly owned by the original owners and packed with thoughtful upgrades.

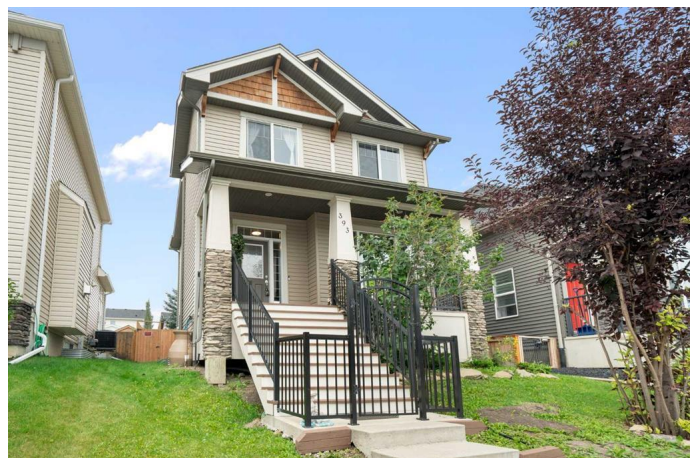
This property boasts a fully developed basement (2017) and a double detached garage (2017) off a paved back lane. The private SW-facing backyard features an extended deck, newer fence (approx. 3 years old), and a dog run—perfect for outdoor living. A new roof, automatic sprinkler system, upgraded window coverings, and central air conditioning add to the home's™ comfort and value.

Step inside the bright, open-concept main floor, where a cozy gas fireplace anchors the living area. The kitchen impresses with shaker-style cabinets, granite countertops, built-in desk, and large island. Patio doors lead directly from the kitchen/dining space to the private back deck for seamless indoor-outdoor entertaining.

Upstairs, you'll find three bedrooms, a full main bathroom, and laundry. The spacious primary retreat comes with a walk-in closet and luxurious walk-in shower including in-floor heating.

The fully developed lower level is perfect for multi-generational living or guests, offering a separate kitchen, large bedroom with walk-in closet, a full bathroom with steam shower, and a generous recreation area.

Located close to greenspace, shopping, and schools—with another school currently under construction right behind the property—this



home is ideally positioned for both convenience and future value.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249037    |
| Price          | \$648,866   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,394       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 393 Nolanfield Way Nw |
| Subdivision | Nolan Hill            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R1L9                |

**Amenities**

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

**Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, |

|                 |                       |
|-----------------|-----------------------|
|                 | Window Coverings      |
| Heating         | Central, Natural Gas  |
| Cooling         | Central Air           |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Dog Run, Private Yard               |
| Lot Description   | Back Lane, Dog Run Fenced In, Treed |
| Roof              | Asphalt Shingle                     |
| Construction      | Stone, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 78                |
| Zoning         | R-G               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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