

# \$589,900 - 42 Nolanfield Terrace Nw, Calgary

MLS® #A2247467

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.07 Acres

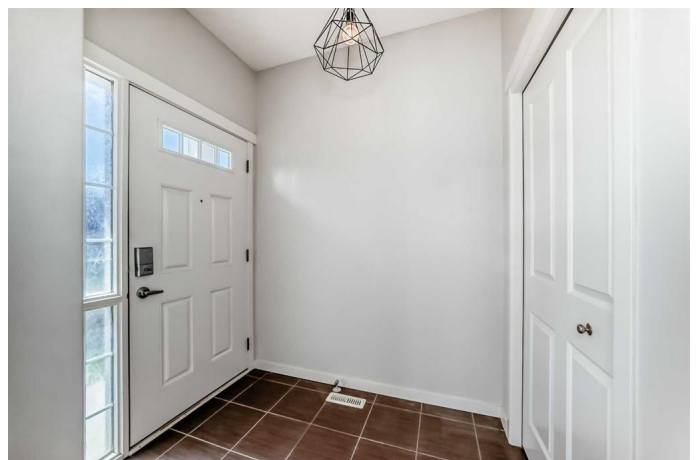
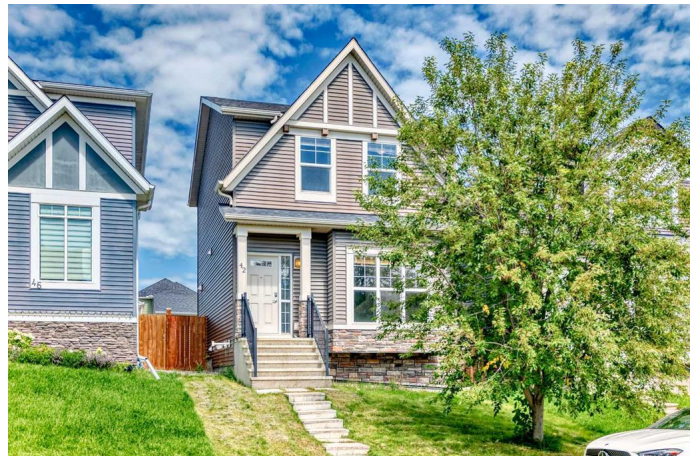
Nolan Hill, Calgary, Alberta

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          | \$589,900 |
| 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 | 28               |
| Zoning         | DC               |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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