



GRASSROOTS
REALTY GROUP

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42 Nolanfield Terrace NW
Calgary, Alberta

MLS # A2247467



\$609,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

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, you'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 backyard—perfect for BBQs—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 you—book your showing today!