



GRASSROOTS
REALTY GROUP

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58 Nolanfield Heights NW
Calgary, Alberta

MLS # A2275057



\$539,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: Garden Shed

This well-maintained family home offers a bright and functional layout designed for comfortable everyday living. Upon entry, you're welcomed by a warm and inviting living room featuring a gas fireplace and a large southeast-facing window that fills the space with natural light. The open dining area connects seamlessly to a spacious kitchen with granite countertops, a new refrigerator, and a built-in dishwasher. A window above the sink overlooks the backyard, making it easy to watch children or pets while spending time in the kitchen. The main floor also includes a convenient powder room and laundry area. Upstairs, the primary bedroom enjoys southeast exposure and includes a private ensuite. Two additional bedrooms and a full bathroom provide ample space for a growing family. New carpet and fresh interior paint add to the home's clean, move-in-ready appeal. The unfinished basement offers excellent potential for future development, allowing you to customize additional living space to suit your needs. Outside, the good-sized backyard provides plenty of room for kids to play and offers space to build a double detached garage. Located in a highly desirable area with easy access in and out of the community, the home is just steps from a new &9 Catholic school currently under construction and scheduled to open in 2026. This property combines comfort, practicality, and future potential in an excellent location.