



**53 Nolanfield Road NW
Calgary, Alberta**

MLS # A2295942



\$575,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to a beautiful home in Northwest Calgary, offering great value at an affordable price point. With 3 bedrooms and 2.5 bathrooms, this is the perfect fit for a first-time buyer or a young family! A bright, open main floor layout is complemented by hardwood flooring throughout. The kitchen features quartz countertops, stainless steel appliances, and ample counter space. Just off the kitchen, the dining area is well-sized and makes everyday meals and hosting feel easy. Nearby, the living room offers a warm and inviting space with a natural gas fireplace, flowing seamlessly from the dining area. A powder room completes this level, while the single attached garage adds everyday comfort and convenience. Upstairs, you’ll find three well-sized bedrooms, including a primary bedroom with its own full ensuite, along with another full bathroom and convenient upper-floor laundry. Outside, the backyard stands out with a large deck perfect for entertaining, along with a greenhouse and planter beds for those who enjoy outdoor living. Rare alley access offers added flexibility and the option to build an additional garage if desired. Located within walking distance to the new K-9 school, grocery stores, restaurants, and everyday amenities—making it easy to grab groceries, meet friends for dinner, or walk the kids to school.