46 Nolanfield Road NW

Calgary | Active | MLS® A2340520

$599,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2014**	**1,803.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

HUGE PRICE REDUCTION!!! Welcome to 46 Nolanfield Road NW-an exceptional family home in a highly desirable location! This beautifully maintained 3-bedroom residence offers the perfect blend of style, comfort, and functionality, highlighted by HARDWOOD flooring on the main level, 9-FOOT CEILINGS, granite countertops, and a cozy gas fireplace. The bright, open-concept main floor is designed for both entertaining and everyday living. The chef-inspired kitchen features abundant cabinetry, a large central island, stainless steel appliances, and seamless flow into the dining and living areas. The spacious living room extends to a SUNNY SOUTH-FACING BACKYARD, creating the ideal indoor-outdoor lifestyle for relaxing or hosting family and friends. Upstairs, you'll find three generously sized bedrooms, a VAULTED-CEILING BONUS ROOM perfect for family gatherings or a home office, and the convenience of upper-level laundry. The unfinished basement is thoughtfully laid out and ready for your future development ideas. Additional highlights include a BRAND-NEW WASHER AND DRYER and a GOOGLE HOME SMART SYSTEM with video doorbell, smart thermostat, and control monitor for modern convenience and security. Ideally located within WALKING DISTANCE to a NEW K-9 SCHOOL and close to shopping, parks, playgrounds, and Stoney Trail, this home offers outstanding accessibility and a true family-friendly lifestyle. Don't miss your opportunity-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340520
Bedrooms	3
Bathrooms	3
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,803.2 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,229 sq. ft.
Lot Frontage:	28'1¾"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2014 (Age: 12)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1212448
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 6'10" × 4'10" ·
Main Floor	Mud Room · 5'9" × 5'5" ·
Main Floor	Kitchen · 13'3" × 12'3" ·
Main Floor	Living Room · 19' × 11'7" ·
Main Floor	Pantry · 3'4" × 1'5" ·
Main Floor	Balcony · 19'7" × 9'10" ·
Main Floor	Dining Room · 14' × 9'7" ·
Upper Level	Bedroom - Primary · 13'8" × 12'9" ·
Upper Level	Walk-In Closet · 5'11" × 4'11" ·
Upper Level	Bedroom · 11' × 9'1" ·

Upper Level	Bedroom · 9'9" × 9'8" ·
Upper Level	Laundry · 5'9" × 5'1" ·
Upper Level	Bonus Room · 13'11" × 11'5" ·
Basement	Flex Space · 21'5" × 17'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Deck, Enclosed, Patio
Lot Features:	Back Yard, No Neighbours Behind, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/46-nolanfield-road-nw-calgary-a2340520/

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