79 Nolanfield Court NW

Calgary | Active | MLS® A2339721

$769,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2012**	**2,505.41 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Privacy, space, and an exceptional location come together in this beautifully maintained Nolan Hill home, tucked away at the end of a quiet cul-de-sac. Set on an oversized pie-shaped lot backing toward green space and a park, this property offers something increasingly difficult to find: a spacious, sun-filled backyard with no neighbours directly behind and plenty of room for the whole family.

Inside, 2,505 sq. ft. of thoughtfully designed living space welcomes you with hardwood floors, expansive windows, and an open-concept layout built for everyday living and entertaining. The kitchen features quartz countertops, a large island, gas cooktop, built-in oven, pantry, and breakfast nook, all flowing seamlessly into the inviting living room with its gas fireplace. A separate formal dining room, convenient mudroom, and powder room complete the main floor.

Upstairs, the massive 19-foot bonus room provides the perfect family retreat. The generous primary suite features a walk-in closet and spa-inspired ensuite with dual sinks and a steam shower. Two additional bedrooms, a full bathroom, and upper-floor laundry with sink complete this functional family layout.

Step outside to your professionally landscaped, southwest-facing backyard, complete with stamped concrete, a cedar gazebo, and beautiful lawn space. Whether entertaining friends, watching the kids play, or enjoying a quiet summer evening, this outdoor space truly sets the property apart.

Additional highlights include central air conditioning, an attached double garage with epoxy flooring, a new roof, gutters and fascia (2025), new refrigerator and dishwasher (2025), and a new hot water tank (2024).

Located minutes from parks, pathways, schools, and shopping, this is an outstanding opportunity to secure a spacious family home with an exceptional lot in one of NW Calgary's desirable communities. **A property where the location, layout, and outdoor space deliver the complete package.**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339721
Bedrooms	3
Bathrooms	3
Year Built	2012
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:	2,505.41 sq. ft.
Main Level Finished Area:	1,050.82 sq. ft.
Upper Level Finished Area:	1,454.58 sq. ft.
Below Grade Finished Area:	979.21 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,542 sq. ft.
Lot Frontage:	22'1"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2012 (Age: 14)
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:	1210002
Heating:	Fireplace(s), 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
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Sink, Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Breakfast Nook · 13' × 9'10" ·

Main Floor	Dining Room · 9'11" × 9' ·
Main Floor	Foyer · 9'2" × 6'7" ·
Main Floor	Kitchen · 13' × 11'9" ·
Main Floor	Living Room · 16'7" × 14' ·
Main Floor	Mud Room · 10'2" × 7'7" ·
2nd Floor	Bedroom · 14'5" × 9'6" ·
2nd Floor	Bedroom · 17'9" × 9'6" ·
2nd Floor	Family Room · 19' × 15'11" ·
2nd Floor	Laundry · 11'5" × 5'9" ·
2nd Floor	Bedroom - Primary · 16'6" × 16'5" ·
2nd Floor	Walk-In Closet · 10'2" × 9'1" ·
Basement	Other · 37'10" × 25'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Playground, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio, Pergola
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Aug 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/79-nolanfield-court-nw-calgary-a2339721/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.