89 Nolanfield Way NW

Calgary | Active | MLS® A2356071

$624,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2012**	**1,438.78 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this beautifully maintained 2 storey home in the sought after, family friendly community of Nolan Hill! Offering over 1,400 sq. ft. above grade, this bright and inviting home is ideally situated on a desirable CORNER LOT along a quiet street, with the added bonus of NO SIDEWALK TO SHOVEL! No municipal sidewalk along the property means one less thing to worry about during Calgary winters!

The main floor features a modern kitchen complete with shaker style cabinetry, granite countertops, stainless steel appliances and a pantry. A tucked-away kitchen window overlooks the private backyard, while the adjoining dining area flows seamlessly into the inviting living room. A cozy fireplace creates a warm focal point between the two spaces, and a convenient half bath completes the main level.
Upstairs, you'll find three spacious bedrooms, including a generous primary bedroom with a large closet featuring custom California Closet organizers and a 4 Piece private ENSUITE. The second bedroom also benefits from California Closet organizers. A third bedroom, full bathroom and convenient walk in laundry room with full size, energy efficient Samsung washer and dryer, complete the upper level.
The unfinished basement offers endless possibilities for future development. Additional features include CENTRAL A/C, roughed-in central vacuum, a wired alarm system and Ring doorbell. Recent exterior improvements include a NEW ROOF AND SIDING, completed in Spring 2025.

Outside, enjoy the private, fenced backyard featuring a double patio and storage shed, with plenty of room to relax, BBQ and entertain. Your guests will appreciate the ample parking, while the DOUBLE DETACHED GARAGE with PAVED back lane access offers added convenience and helps minimize the dust and mud often associated with gravel lanes.
Perfect for first-time buyers or growing families looking for a home with room to grow! Enjoy being just a short walk from a NEW SCHOOL currently under construction, along with nearby parks, shopping, Costco and convenient access to Stoney Trail. Move in ready and well maintained, this is a fantastic opportunity to own in one of Northwest Calgary's most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356071
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:	1,438.78 sq. ft.
Main Level Finished Area:	663.93 sq. ft.
Upper Level Finished Area:	713.09 sq. ft.
Below Grade Finished Area:	667.32 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,305 sq. ft.
Lot Frontage:	51'1¾"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	6
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:	1212448
Heating:	Central, Natural Gas

Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Double Sided, Gas, Glass Doors, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Paved
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Attached Shelving & Console in Primary Bedroom, TV Mount in Living Room, Shelf in Living Room above TV, Mirror in Dining Room, Garage Shelving, Backyard Shed
Restrictions:	None Known
Main Floor	Living Room · 15'7" × 14'3" ·

Main Floor	Kitchen · 11'10" × 11' ·
Main Floor	Dining Room · 14'10" × 11'1" ·
Upper Level	Bedroom · 11'1" × 9'8" ·
Upper Level	Bedroom · 9'11" × 9' ·
Upper Level	Laundry · 7'4" × 6'8" ·
Upper Level	Bedroom - Primary · 13' × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	SR
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/89-nolanfield-way-nw-calgary-a2356071/

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.