

# \$647,000 - 77 Nolanfield Manor Nw, Calgary

MLS® #A2213699

**\$647,000**

4 Bedroom, 4.00 Bathroom, 1,550 sqft

Residential on 0.08 Acres

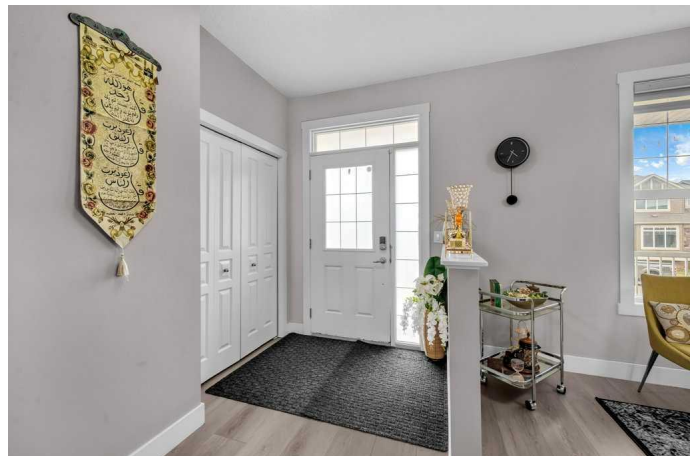
Nolan Hill, Calgary, Alberta

Welcome to 77 Nolanfield Manor NW—an impeccably maintained and tastefully updated corner-lot home offering over 2,200 sq ft of developed living space in the vibrant and family-oriented community of Nolan Hill. This charming residence blends contemporary comforts with thoughtful upgrades throughout, making it an ideal choice for modern living. Step inside to discover stylish luxury vinyl plank flooring paired with fresh, modern carpet and paint, creating a warm and welcoming ambiance. The bright, open-concept main level features two spacious sitting areas: a formal living room at the front of the home and a large family room in the back with a cozy fireplace—perfect for both entertaining and everyday comfort. The contemporary kitchen is a standout, featuring updated stainless steel appliances, sleek new countertops, a pantry, a gas range, and a microwave hood fan—ideal for home chefs.

Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, offering ample space for growing families. The main floor is completed by a convenient two-piece bathroom, adding functionality to the beautifully flowing layout.

The fully developed basement adds even more living space, featuring a spacious bedroom, a full bathroom, and a large recreation area—ideal for guests, teenagers, or a home office setup.

Enjoy the sunny south-facing backyard from your private deck, complete with a built-in BBQ



gas line and privacy frosted glass railing, perfect for outdoor gatherings. The yard is fully landscaped front to back, offering low-maintenance beauty and year-round curb appeal.

One of the property’s highlights is the massive, fully finished detached double garage, which includes drywall, fresh paint, knockdown ceilings, and an EV charging port (220V) – ideal for electric vehicle owners or hobbyists. The garage also provides extra built-in storage, catering to all your organizational needs.

Situated on a corner lot, this home offers ample parking for 4–5 vehicles, and is just steps away from green spaces, parks, and scenic walking paths. With quick access to Sarcee and Stoney Trail, and close proximity to shopping and amenities, this home offers both comfort and convenience.

\*\*\*Well priced and move-in ready – this gem won’t last long. Call your favorite agent and book a showing today.

Built in 2013

**Essential Information**

MLS® #	A2213699
Price	\$647,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	77 Nolanfield Manor Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0M3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	6
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Coldwell Banker Mountain Central

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