



**98 Nolanfield Road NW
Calgary, Alberta**

MLS # A2290126



\$649,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Piano - Main Floor

New Price! Open House Sunday, May 3 from 11:30 pm to 3:30pm. 3D Tour! Well-maintained family home with no direct rear neighbours and walkable access to shopping in the desirable community of Nolan Hill. This 3 bedroom, 2.5 bathroom home features a bright open-concept main floor with 9' ceilings, a cozy gas fireplace, and a functional kitchen complete with quartz countertops, 42" cabinetry, gas stove, built-in microwave, large island with breakfast bar, and a convenient walkthrough pantry connecting to the mudroom and double attached garage. The dining area opens to a professionally landscaped **low-maintenance backyard with BBQ gas line**, ideal for outdoor gatherings. Upstairs offers a spacious bonus room, two well-sized bedrooms, a 4-piece bathroom, and a private primary suite with walk-in closet and 4-piece ensuite featuring a soaker tub and separate glass shower. The partially finished basement with rough-in plumbing provides great potential for future development. Recent updates include new roofing, new siding (one side), and new gutters, and the home is equipped with central air conditioning for added comfort. Located close to the neighbourhood entrance for quick access to Beacon Hill shopping, Sobeys, restaurants, and Stoney Trail, with a nearby staircase providing convenient walkable access to the shopping plaza. Vacant possession available for quick or early move-in.