



GRASSROOTS
REALTY GROUP

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37 Nolanfield Manor NW
Calgary, Alberta

MLS # A2335070



\$609,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained, move-in-ready detached home in Nolan Hill! Freshly painted with warm architectural details, this thoughtfully designed home features 4 bedrooms, 4 bathrooms and over 2,100 sq.ft. of living space. The main floor features 9' ceilings, hardwood flooring, a cozy gas fireplace, and an open-concept kitchen with granite countertops, ample cabinetry, great storage, and a new microwave. The kitchen flows seamlessly to the backyard deck, ideal for summer family BBQs and entertaining. Upstairs offers three bedrooms, including a primary retreat with walk-in closet and 5-piece ensuite, plus two additional bedrooms and a full bathroom. The fully developed basement (2021) adds a fourth bedroom and full bathroom, with electrical permit available on file. Enjoy the oversized 21'x21' insulated detached garage with heater and built-in shelving providing plenty of organized storage. A new roof installed in 2025 providing long-term value for the next homeowner. Located just minutes from the future K‐9 school, preschools, Shane Homes YMCA, Costco, T&T, Walmart, H-Mart, Home Depot, Canadian Tire and major routes including Stoney Trail, this Nolan Hill property is an excellent opportunity to own a beautiful family home! RMS measurement by Foothills Photography Media.