

180 Nolanfield Way NW
Calgary, Alberta

MLS # A2202456



\$685,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished, Walk-Out To Grade
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

This 2-storey walkout in sought-after Nolan Hill offers the perfect mix of space, style, and functionality. The open-concept main floor features a modern kitchen with granite countertops, stainless steel appliances, a breakfast bar, and a pantry, flowing seamlessly into the dining area with deck access and a bright living room with a gas fireplace. A laundry/mudroom off the garage adds everyday convenience. Upstairs, the primary suite boasts a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms, a spacious bonus room, and a full bath. The unfinished walkout basement provides endless possibilities for future development. Located in a family-friendly neighbourhood with parks, pathways, and easy access to amenities. Don't miss this incredible opportunity!