



## 42 Nolanfield Terrace Calgary Alberta

\$579,900

Welcome to this beautifully maintained 2-storey home in the highly sought-after, family-friendly community of Nolan Hill. Offering over 1,300 sq.ft. above grade, this property is filled with natural light from its south-facing windows. The open-concept main floor boasts a modern kitchen with stainless steel appliances, a dining area, and a cozy living room with a gas fireplace. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. The full unfinished basement provides endless possibilities for future development. Recent updates include a new hot water tank (2022). Enjoy the landscaped backyard—perfect for BBQs—with an oversized double garage, built-in workbench, and 240V outlet. Ideally located close to parks, playgrounds, and shopping. This move-in ready home is waiting for you—book your showing today! (id:6769)

Bedroom 9.92 Ft x 9.33 Ft

Bedroom 10.00 Ft x 9.25 Ft

4pc Bathroom Measurements not available

Primary Bedroom 13.67 Ft x 11.00 Ft

4pc Bathroom Measurements not available

Living room 14.33 Ft x 13.67 Ft

2pc Bathroom Measurements not available

Dining room 13.00 Ft x 10.83 Ft

Kitchen 12.92 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



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