

\$639,000 - 62 Nolanfield Manor Nw, Calgary

MLS® #A2144289

\$639,000

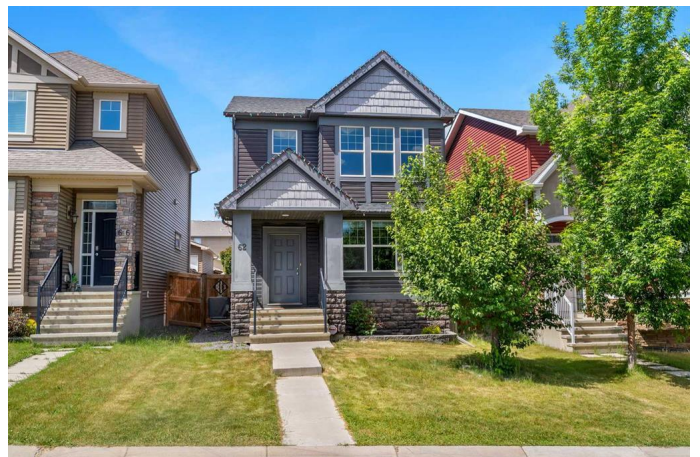
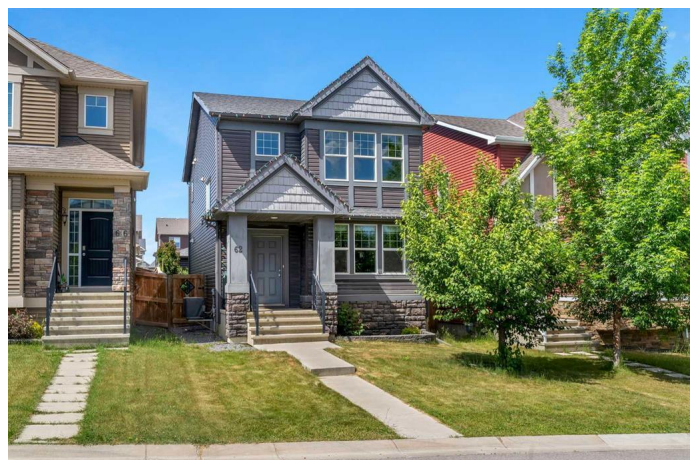
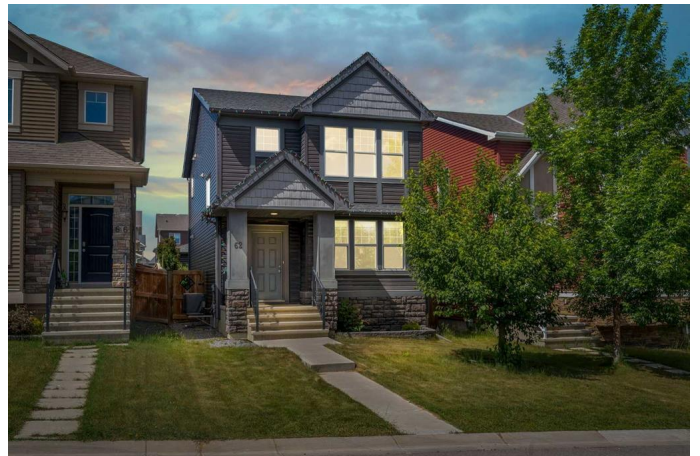
3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE JUNE 29 11-2. JUNE 30 12-3.

Welcome to this custom designed beautiful ultra-modern home located in the vibrant community of Nolan Hill. On the main floor is a large living room with a full stone fireplace that spans 2 full storeys, connecting with the dining area and the full kitchen features a professional 36" gas stove with granite counters, kitchen island and all the storage you ever need. The unique open to below in the living room will make you feel bright and fresh when entering the house. Moving on to the upper floor, there is another bonus area for the family and this room can be used multipurpose, as another living room where the family can spend quality time together, or can be utilized as a reading or a home office with full visual of the fireplace. The primary bedroom on the upper floor is equipped with an en-suite 3pc bathroom and a walk-in closet. Going down to the lower floor, it is fully finished with 2 good size bedrooms, one full bathroom and another cozy recreation room with a fireplace. In the back of the house is an oversized double garage where you can park vehicles and still have more space for storage. The deck was carefully designed and built with a concrete patio making it a little garden where you can enjoy some summer time and BBQ with a private & maintenance free. This house is sitting in the circle of grocery shopping stores and lots of green spaces without sidewalk for worry-free snow shovel. One must see this home in person to truly appreciate it.



Built in 2013

Essential Information

MLS® #	A2144289
Price	\$639,000
Sold Price	\$632,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	62 Nolanfield Manor Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 12th, 2024
Days on Market	17
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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