

58 Nolanfield Heights NW  
Calgary, Alberta

MLS # A2275057



**\$539,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows		

**Inclusions:** Garden Shed

This well-maintained family home offers a bright and functional layout designed for comfortable everyday living. Upon entry, you're welcomed by a warm and inviting living room featuring a gas fireplace and a large southeast-facing window that fills the space with natural light. The open dining area connects seamlessly to a spacious kitchen with granite countertops, a new refrigerator, and a built-in dishwasher. A window above the sink overlooks the backyard, making it easy to watch children or pets while spending time in the kitchen. The main floor also includes a convenient powder room and laundry area. Upstairs, the primary bedroom enjoys southeast exposure and includes a private ensuite. Two additional bedrooms and a full bathroom provide ample space for a growing family. New carpet and fresh interior paint add to the home's clean, move-in-ready appeal. The unfinished basement offers excellent potential for future development, allowing you to customize additional living space to suit your needs. Outside, the good-sized backyard provides plenty of room for kids to play and offers space to build a double detached garage. Located in a highly desirable area with easy access in and out of the community, the home is just steps from a new Catholic school currently under construction and scheduled to open in 2026. This property combines comfort, practicality, and future potential in an excellent location.