

18 Nolanfield Lane NW
Calgary, Alberta

MLS # A2186535



\$650,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,555 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: N/A

Opportunity Awaits in Nolan Hill – Stunning Home with SEPARATE ENTRANCE! Welcome to 18 Nolanfield Lane NW, a well-kept, original-owner home in the desirable community of Nolan Hill! This beautifully upgraded single-family detached home is a rare find, offering incredible potential with a SEPARATE ENTRANCE – a golden opportunity for creating a legal suite, especially with Canada's secondary suite program. This spacious 3-bedroom, 2.5-bathroom home boasts an open-concept layout with 9-ft ceilings that make the main floor feel bright and airy. The thoughtfully designed kitchen features upgraded matching granite countertops in both the kitchen and bathrooms, stainless steel (s/s) appliances (including a new fridge in 2020), a convenient pantry, and a stylish center island – perfect for cooking and entertaining. Adding to the functionality of the main floor is a cozy den, ideal for a home office or playroom, and a back entrance complete with a closet for added convenience. Upstairs, the primary bedroom serves as a retreat with its luxurious 4-piece ensuite, complete with a standing shower, soaker tub, and walk-in closet. Two additional bedrooms and a full bath complete the upper level, offering ample space for your family. Outside, the backyard is beautifully landscaped and low maintenance, perfect for relaxing or entertaining. The paved back lane leads to the double-car detached garage, providing plenty of parking and storage space. Situated in a prime location, this home is close to parks, schools, shopping, and all amenities. Whether you're looking for a family home or an investment opportunity, the separate entrance and layout make this property a standout choice. Don't miss your chance to own this upgraded, move-in-ready home in Nolan Hill. Book your private showing today and explore the endless possibilities!