



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 NOLANFIELD Lane, Calgary T3R 0M6**

MLS®#: **A2186535**      Area: **Nolan Hill**      Listing Date: **01/09/25**      List Price: **\$650,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **3,132 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,555**  
 Low Sqft:  
 Ttl Sqft: **1,555**

DOM

**23**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Granite Counters,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 12`11"	Kitchen	Main	11`10" x 9`9"
Dining Room	Main	12`0" x 6`4"	Den	Main	12`7" x 9`0"
Walk-In Closet	Second	5`7" x 4`9"	Bedroom - Primary	Second	12`11" x 10`11"
Bedroom	Second	10`7" x 8`11"	Bedroom	Second	10`5" x 9`5"
4pc Ensuite bath	Second	11`7" x 5`7"	2pc Bathroom	Main	5`5" x 4`11"
4pc Bathroom	Second	9`5" x 4`11"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**1113692**

Remarks

Pub Rmks: **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. (Subject to approval and permits by the municipality) 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!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















