

\$899,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2247224

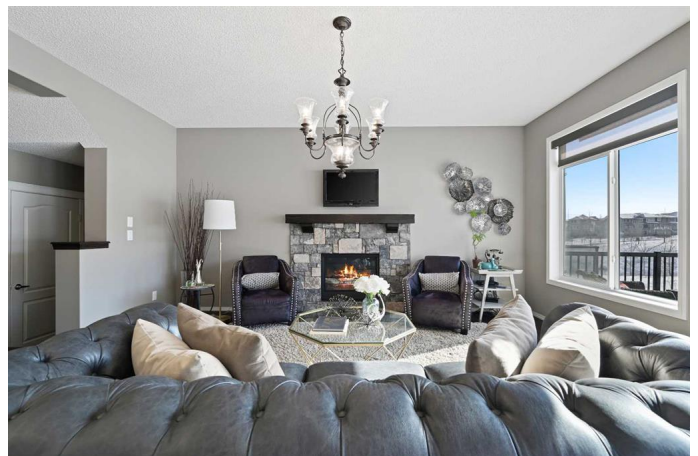
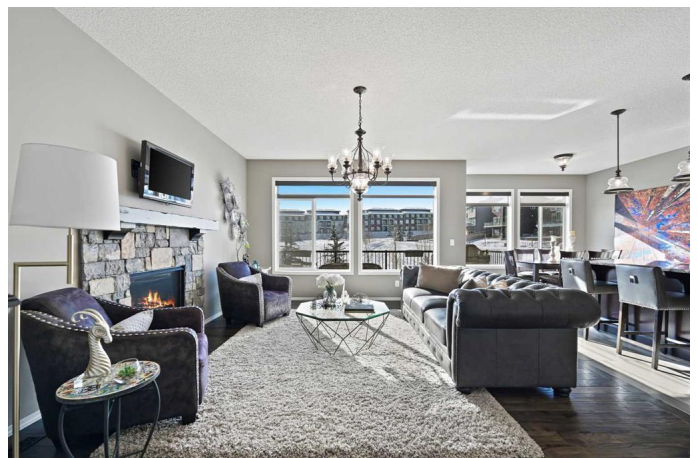
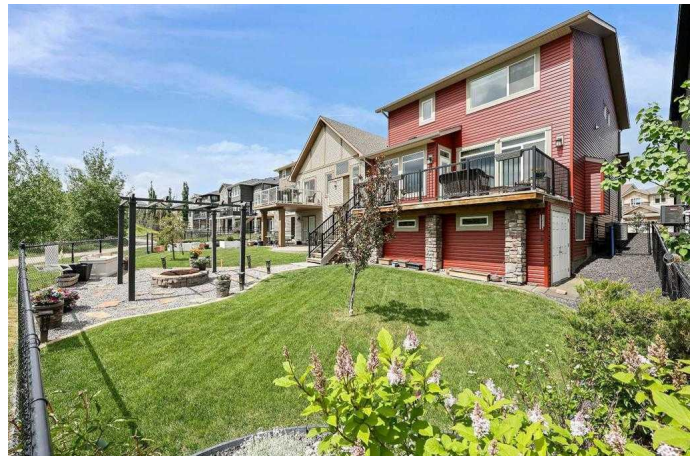
\$899,900

3 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

****SIDE BY SIDE OPEN HOUSE W/ NEIGHBOURS | SAT AUG 16 2-4PM ****
FINALLY... a home that backs onto the ravine that IS NOT a walkout basement! This rare find offers the beauty of ravine views with the added safety and privacy that comes from having no direct backyard exit at basement level. It's™ perfect for families with young kids who can play freely outside, senior parents who need a more secure layout, or for parents who prefer peace of mind knowing that adventurous teenagers won't be sneaking out unnoticed. Step inside from the heated garage into an upgraded mudroom with built-in benches and an oversized walk-in closet. The walk-through pantry leads to a bright, open-concept kitchen with large windows framing your ravine view. The south-facing, fully landscaped backyard features a deck, balcony, and direct access to community pathways for walks, bike rides, and evening strolls. Upstairs, the bonus room is ideal for family movie nights, with laundry conveniently near all bedrooms. The primary suite offers a spa-inspired ensuite and custom walk-in closet, separated from the kids's™ rooms for privacy. Downstairs, the fully finished basement adds flexible living space for teens, guests, or hobbies. AND DID SOMEONE SAY.. HIDDEN STORAGE?!?! Since this is NOT a walkout, the space under the balcony has been transformed into a fully enclosed storage room with windows, electricity, and French doors....discreetly



blending into the exterior so youâ€™d never know its even there. With brand-new shingles and siding in 2025, this home in the heart of Nolan Hill delivers the perfect blend of location, safety, and family-focused design.

****Side-by-side opportunity! ?? 68 Nolan Lake View is listed too....perfect for multigenerational living, with great curb appeal and a wide-open backyard. Imagine the possibilities when you view them together.....

Built in 2015

Essential Information

MLS® #	A2247224
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,285
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 Nolanlake View Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025

Days on Market 7

Zoning R-G

Listing Details

Listing Office The Real Estate District

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