

\$824,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2250861

\$824,900

3 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

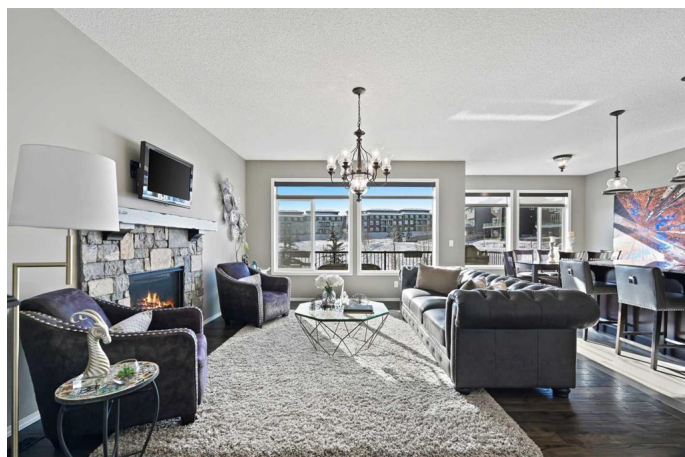
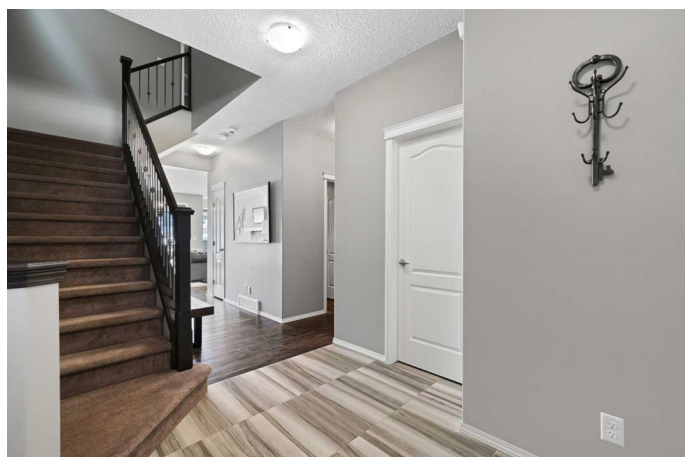
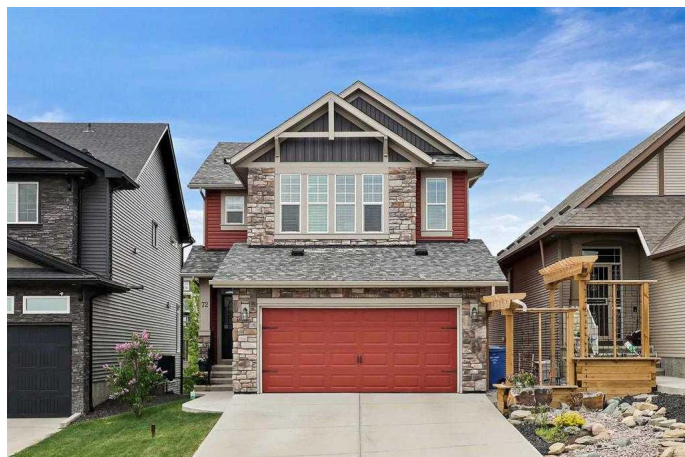
****NEW PRICE OPEN HOUSE | SAT SEPT 20
, 11:30AM-1:00PM** RARE
RAVINE-BACKING HOME | FULLY FINISHED
BASEMENT | NEW SHINGLES & SIDING
(2025)**

Welcome to this exceptional family home in Nolan Hill offering stunning ravine views and a thoughtfully designed layout with upgrades throughout.

Main Level: Heated garage entry leads to an upgraded mudroom with built-in benches and an oversized walk-in closet. The walk-through pantry connects to a bright, open-concept kitchen with oversized windows framing the ravine. The south-facing, fully landscaped backyard features a deck, balcony, and direct access to community pathways.

Upper Level: A spacious bonus room is perfect for family movie nights or teen hangouts. Laundry is conveniently located near all bedrooms. The private primary suite includes a spa-inspired ensuite and custom walk-in closet, separated from the kids's rooms for added privacy.

Lower Level: The fully finished basement provides flexible living for teenagers, hobbies, or extended family. A unique hidden storage room under the balcony...fully enclosed with windows, and French doors...offers an additional, practical feature rarely found in



homes.

Highlights: Ravine-backing lot with south-facing backyard, Deck, balcony & pathway access, Brand-new shingles & siding (2025), Flexible floor plan with finished basement & bonus room, Custom mudroom & walk-through pantry

Bonus Opportunity: 68 Nolan Lake View is also listedâ€”ideal for multi-generational families or investment potential.

This Nolan Hill home delivers the perfect blend of location, design, and functionality. A true rare find WITH A future CBE elementary planned for the community.

Built in 2015

Essential Information

MLS® #	A2250861
Price	\$824,900
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
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, 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	Fire Pit, Playground, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	30
Zoning	R-G

Listing Details

Listing Office	The Real Estate District
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