

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

MLS® #A2250861

**\$899,900**

3 Bedroom, 4.00 Bathroom, 2,285 sqft  
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

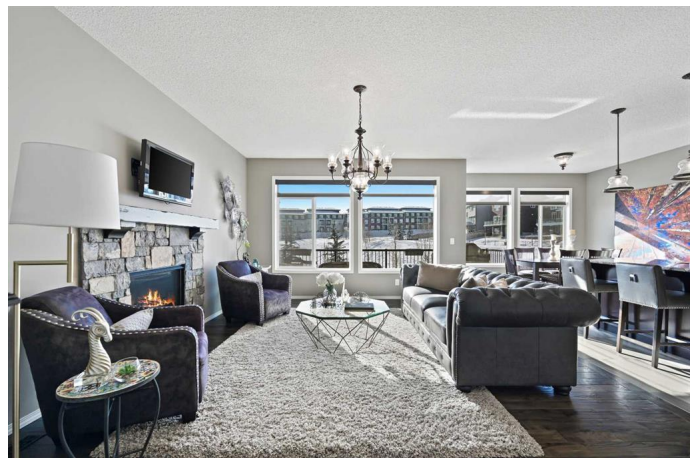
**\*\*DOUBLE OPEN HOUSE | SUN AUG 31 |  
2-4PM\*\* RARE RAVINE-BACKING HOME |  
FULLY FINISHED BASEMENT | NEW  
SHINGLES & SIDING (2025)**

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!

Built in 2015

**Essential Information**

MLS® #	A2250861
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
# 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	6
Zoning	R-G

## Listing Details

Listing Office	The Real Estate District
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