

\$638,888 - 35 Nolanlake Cove Nw, Calgary

MLS® #A2244627

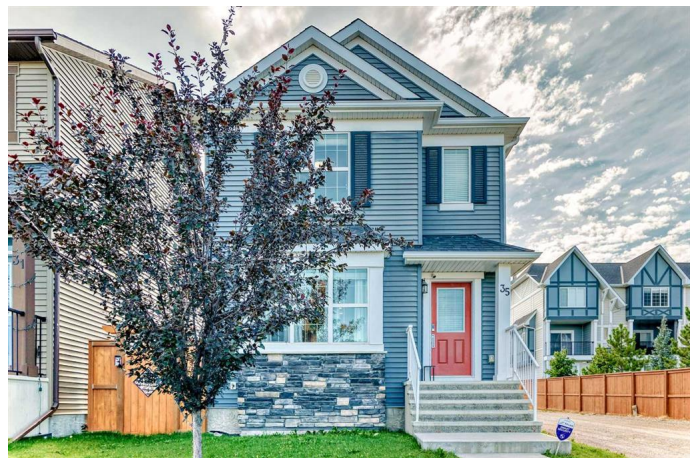
\$638,888

4 Bedroom, 4.00 Bathroom, 1,311 sqft
Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

This is the one. Welcome to 35 Nolanlake Cove NW where curb appeal, comfort, and convenience come together in one of Calgary's most vibrant northwest communities. From the bold red front door to the fully finished basement, this detached home packs serious value and style into every corner. Step inside and feel the difference. The open-concept main level is made for connection whether you're hosting dinner, binge-watching your favourites, or just catching your breath after a busy day. Upstairs, you'll find three bright bedrooms including a private primary retreat with a walk-in closet and a clean, modern ensuite. Downstairs? Fully developed with a flex space, guest bedroom, laundry, and another full bath ready for whatever you need it to be. But it's not just the home it's the location. You're just minutes from the Nolan Hill shopping plaza with Walmart, T&T Supermarket as well as a few other restaurant shops, and all the daily essentials within reach. Quick access to parks, green spaces, and commuter routes makes this spot as practical as it is peaceful. With over 1,800 square feet of developed living space, a detached double garage, and a west-facing backyard ready for late summer nights, this one checks all the boxes and then some. Schedule your viewing today!

Built in 2014



Essential Information

MLS® #	A2244627
Price	\$638,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,311
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Nolanlake Cove Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W2

Amenities

Amenities	Other
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, On Street, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	76
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.