

\$799,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2250861

\$799,900

3 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

*OPEN HOUSE | SAT OCT 11.

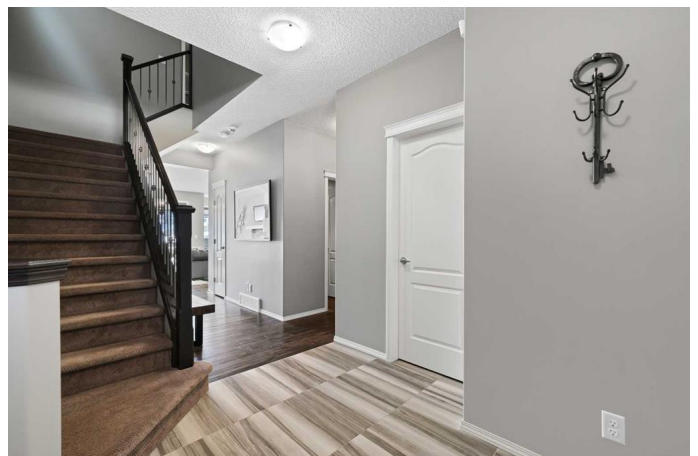
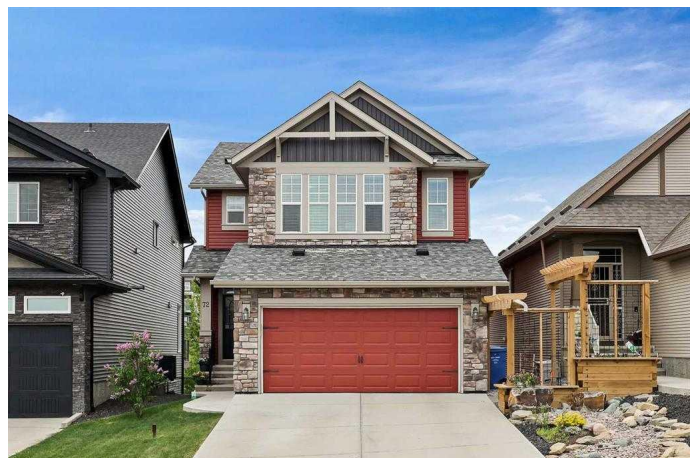
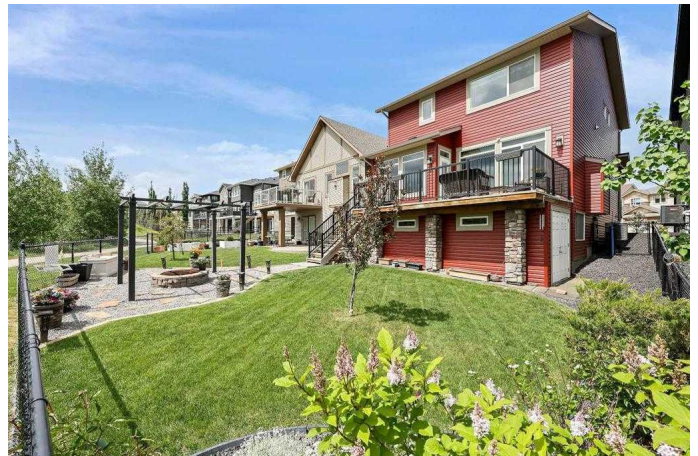
2:00PM-3:30PM** RARE RAVINE-BACKING HOME | FULLY FINISHED BASEMENT | NEW SHINGLES & SIDING (2025)

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	\$799,900
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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Natural Woodwork
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Built-In Oven, Electric Cooktop
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, Private Yard, Storage, Playground
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 63
Zoning R-G

Listing Details

Listing Office The Real Estate District

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.