

\$979,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2216619

\$979,900

3 Bedroom, 4.00 Bathroom, 2,301 sqft
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

This 3-bedroom, 2 full bath + 2 half bath detached home blends functional design with premium finishes in a beautifully planned layout. As soon as you step inside, you're welcomed by the light down the hall from the oversized windows that frame views of the ravine and walking paths, creating a serene and light-filled first impression. The front entrance also features an oversized walk-in front entry closet, offering both practicality and style right from the start.

The kitchen is finished with neutral cabinetry, double ovens, a flat-top electric stove, an oversized two-toned island, and soft cabinet-top lighting. A walkthrough pantry with added cabinetry and counter space connects the kitchen to a well-designed mudroom, which features built-in benches, an oversized upgraded mudroom walk-in closet, and access to the heated garage.

Upstairs, a central bonus room separates the primary suite from two additional bedrooms. The primary suite includes a spa-style ensuite with a walk-in shower, double vanity, and a custom walk-in closet. One secondary bedroom features a Murphy bed, and the second-floor laundry room adds extra storage with built-in shelving.

The fully developed basement adds even more usable space, offering a cozy rec/media area, another Murphy bed, a half bath, and a



large utility room with storage. Outside, enjoy a south-facing backyard with a firepit, rocked seating area, metal gazebo, and hidden storage under the balcony. The large back deck includes stairs leading directly into the backyard – a practical feature often missing in walkout basements. This layout provides safer, more convenient access for kids, pets, and yard maintenance, all while maintaining backyard privacy and usability.

With new shingles and siding currently being replaced, and located close to parks, trails, and community amenities, this home is ready for its next chapter.

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216619 |
| Price | \$979,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 2,301 |
| 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, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Suspended Ceiling |
| Appliances | Dishwasher, Double Oven, 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 | Fire Pit |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 4 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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.