

# \$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.

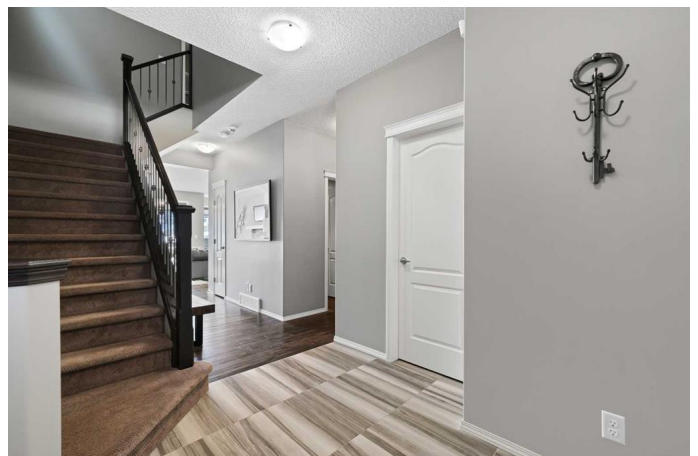
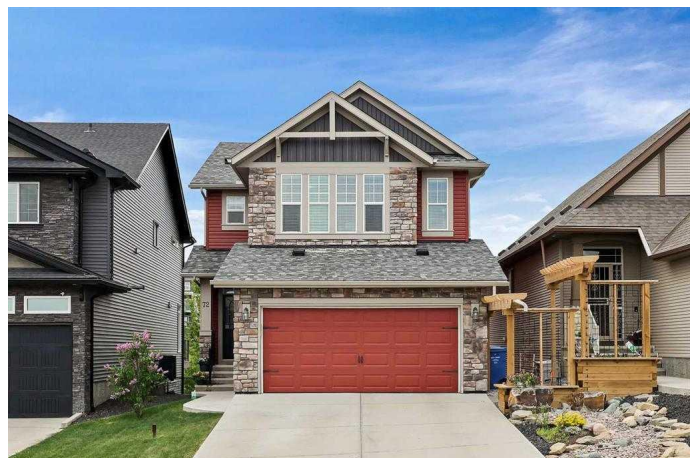
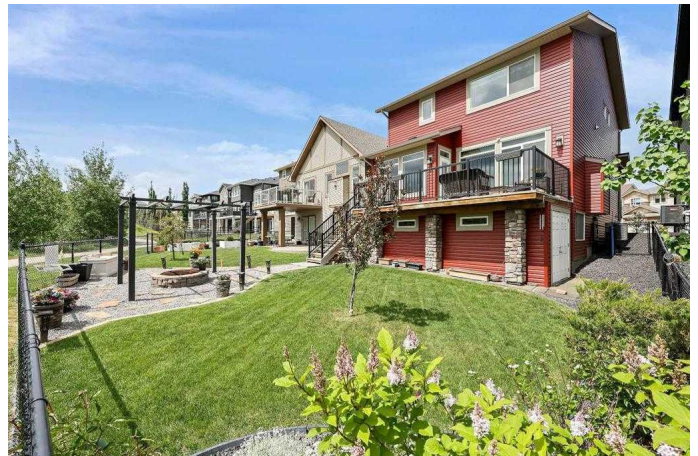
2:00PM-3:30PM\*\* RARE RAVINE-BACKING HOME | FULLY FINISHED BASEMENT | NEW SHINGLES & SIDING (2025)

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, 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 59  
Zoning R-G

### Listing Details

Listing Office The Real Estate District

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