

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

MLS® #A2250861

**\$899,900**

3 Bedroom, 5.00 Bathroom, 2,285 sqft  
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

**\*\*DOUBLE OPEN HOUSE | SUN AUG 24 |  
2-4PM\*\* FINALLY** a ravine-backing home  
that ISN'T a walkout basement!

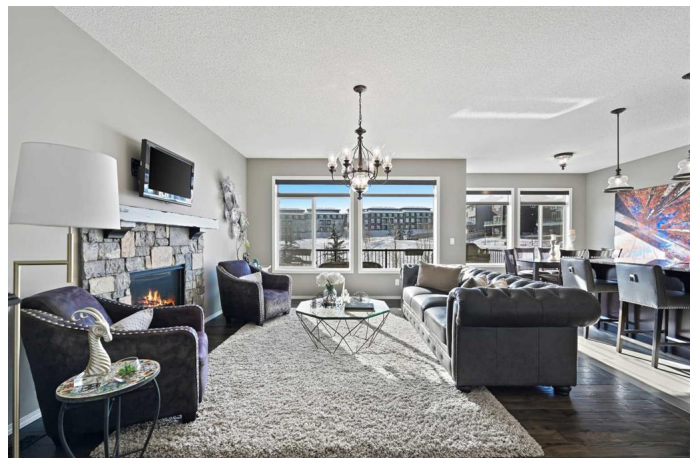
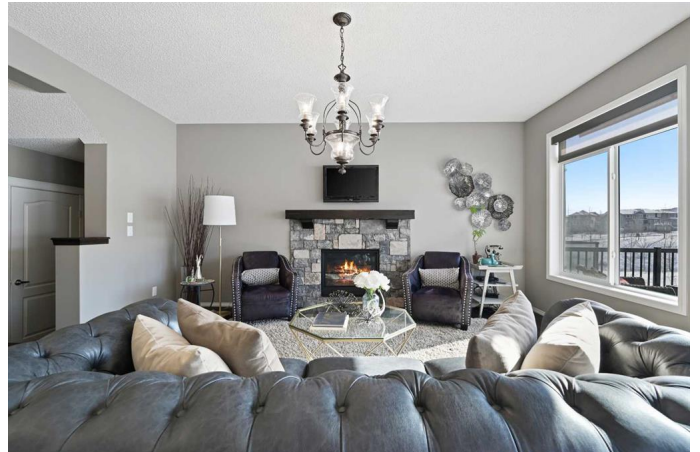
This rare find gives you all the beauty of ravine views without the safety concerns of a basement-level exit. For families with older teenagers, that means one thing—no sneaking out on your watch. And for senior parents, it means a safer, more secure layout without the worry of an exposed back entry.

Step inside from the heated garage into an upgraded mudroom with built-in benches and an oversized walk-in closet. The walk-through pantry flows into a bright, open-concept kitchen framed by oversized windows that showcase your ravine view.

The south-facing, fully landscaped backyard is a true retreat—complete with a deck, balcony, and direct access to community pathways for family walks, bike rides, and evening strolls.

Upstairs, the bonus room is perfect for family movie nights or teen hangouts, with laundry conveniently near all bedrooms. The private primary suite offers a spa-inspired ensuite and custom walk-in closet, smartly separated from the kids' rooms for a little extra breathing space.

Downstairs, the fully finished basement provides flexible living space designed for



teenagers, hobbies, or extended family. And did someone say hidden storage? Because this non-walkout comes with a secret: the space under the balcony has been transformed into a fully enclosed storage room with windows, electricity, and French doors—blending seamlessly into the exterior so you’d never know it’s there.

With brand-new shingles and siding in 2025, this home in the heart of Nolan Hill delivers the perfect mix of location, safety, and family-focused design.

Side-by-side opportunity! 68 Nolan Lake View is listed too—ideal for multigenerational families, with great curb appeal and a wide-open backyard. Imagine the possibilities of owning both!

Built in 2015

**Essential Information**

MLS® #	A2250861
Price	\$899,900
Bedrooms	3
Bathrooms	5.00
Full Baths	2
Half Baths	3
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	1
Zoning	R-G

### **Listing Details**

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