\$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 â€" 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 14
Zoning R-G

Listing Details

Listing Office Greater Property Group

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