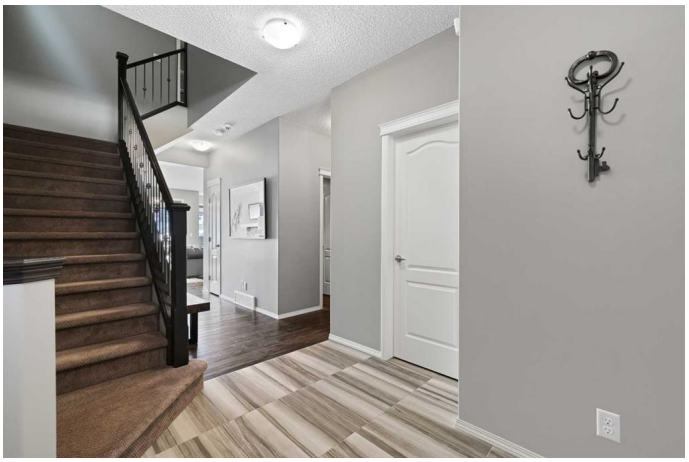
$949,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2234660

$949,900
3 Bedroom, 4.00 Bathroom, 2,285 sqft
Residential on 0.10 Acres



Nolan Hill, Calgary, Alberta

OPEN HOUSE | SAT JULY 5TH 2-4PM | SUN JULY 6 12-2PM Welcome to 72 Nolanlake View NW... a home that doesnâ€™t just offer space, but gives your family room to grow, connect, and create daily memories.

Imagine pulling into the heated garage after a grocery run... the kids chattering in the back seat. You step inside and walk straight through the mudroom... built-in benches on one side, backpacks and little shoes stored in the oversized walk-in closet on the other. Groceries slide from your hands directly into the walk-through pantry and into the kitchen... where sunlight pours through the back windows and fills the heart of the home.

Dinner simmers on the stove while you glance out... there they are. Your little ones playing on the balcony... giggling as they race each other down the deck stairs to the fenced backyard. Itâ€™s fully landscaped and south-facing... the kind of yard youâ€™ll use every single day. After dinner, a movie upstairs in the bonus room brings everyone together... blankets, snacks, and the cozy comfort of curling up as a family.

Upstairs laundry means you can throw in a load without running up and down stairs all day. And the primary suite? It's your quiet space... a spa-inspired ensuite and custom walk-in closet tucked away from the kids' rooms across the hall.

As the kids grow, youâ€™ll feel safe having them move into the fully finished basement... itâ€™s not a walkout, so thereâ€™s no sneaking out in this house. It also opens the door for multigenerational living... your kids can spread out downstairs while aging parents settle comfortably into one of the upstairs bedrooms.

And when the sunâ€™s out... walk right from your backyard onto the ravine path to teach your little ones how to ride a bike... or just wander and talk about their day.

With new shingles and siding (2025) and one of the most family-centered floorplans in Nolan Hill... this home isnâ€™t just where life happens... itâ€™s where life feels right. Come experience it for yourself.

Built in 2015

Essential Information

MLS® #	A2234660
Price	$949,900
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, Driveway, Front Drive, 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, Storage, Walk-In Closet(s)
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, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	8
Zoning	R-G

Listing Details

Listing Office The Real Estate District

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