

\$949,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2216619

\$949,900

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

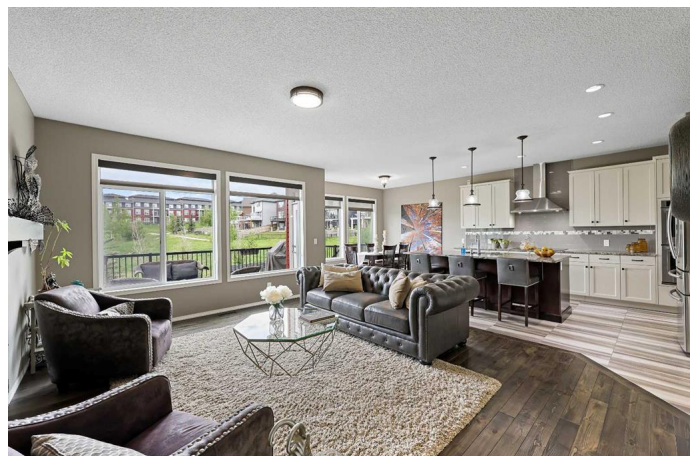
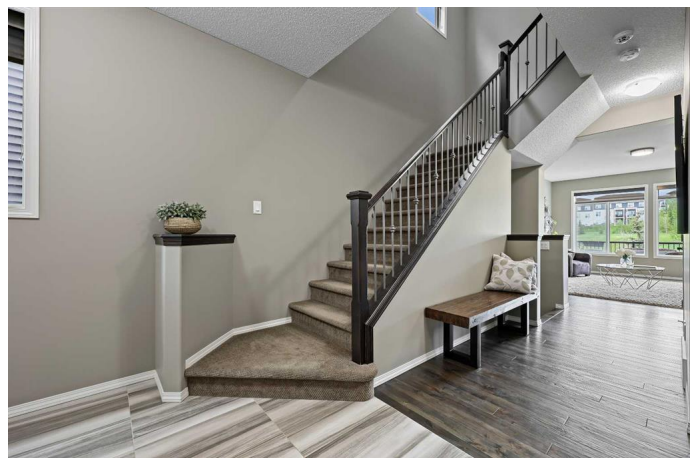
Nolan Hill, Calgary, Alberta

Stop the search – this is the one. Welcome to 72 Nolanlake View NW, where upscale design, functional living, and an irreplaceable ravine location come together in a home that delivers on every level.

Step inside and you’ll immediately feel the difference. Natural light pours through oversized windows at the back of the home, showcasing panoramic ravine views and tranquil walking paths. It’s the kind of setting buyers dream about but rarely find – especially in this price range.

From the oversized front-entry walk-in closet to the open-concept main floor, this home blends thoughtful design with timeless style. The kitchen is a true showpiece: double ovens, flat-top electric stove, and an oversized two-tone island that anchors the space with elegance and functionality. The walkthrough pantry connects to a mudroom with built-in benches, additional storage, and direct access to the heated double garage – perfect for busy families or organized professionals.

Upstairs, a central bonus room separates the primary suite from the secondary bedrooms for maximum privacy. The primary retreat features a spa-style ensuite with a tiled walk-in shower, dual vanities, and a custom walk-in closet. A secondary bedroom includes a Murphy bed, ideal for guests or flexible work-from-home setups. The upper-level laundry room features



built-in shelving and extra storage.

The fully developed basement adds valuable square footage, offering a cozy rec room, a second Murphy bed, half bath, and a large utility and storage area.

The backyard is a standout. South-facing and beautifully landscaped, it includes a firepit, rocked lounge area, metal gazebo, and a deck that spans the width of the home – complete with stairs leading directly into the yard. Where most homes would have a walkout basement, this property instead features one of the most unique upgrades you'll see: a massive, enclosed under-deck storage area with wood plank flooring. It's perfect for bikes, tools, seasonal gear, or even a hobby space – and it's completely out of sight.

With new shingles, new siding, and an unbeatable location close to parks, trails, schools, and shopping, this is one of Nolan Hill's most compelling opportunities – and it won't last long.

Book your showing today, before this one is gone.

Built in 2015

Essential Information

MLS® #	A2216619
Price	\$949,900
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

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized, Garage Faces Front
# 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, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
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	53
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

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.