\$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 doesn'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.

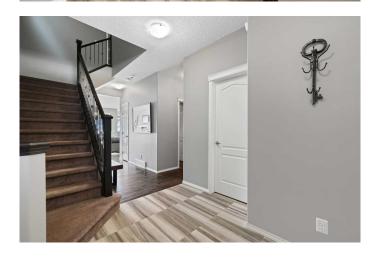
Groceries slide from your hands directly into the walk-through pantry and into the kitchen... where sunlight pours through the back windows and fills the heart of the home.

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. It's fully landscaped and south-facing... the kind of yard you'II 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, you'II feel safe having them move into the fully finished basement... it's not a walkout, so there'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 sun'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 isn't just where life happens... it'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 10 Zoning R-G

Listing Details

Listing Office The Real Estate District

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