

# \$899,900 - 68 Nolanlake View Nw, Calgary

MLS® #A2247041

**\$899,900**

2 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

WOW WOW WOW!!!! Stunning 2015-built bungalow backing directly onto the ravine with uninterrupted views and immediate access to the walking path. This home offers 2+1 bedrooms, 2.5 bathrooms, and a walkout basement (separate entrance), ideal for multigenerational living OR renting out!!!. The main floor features a bright and inviting living room where a beautiful fireplace sits perfectly framed between two large picture windows, showcasing the serene ravine beyond. The open-concept kitchen features granite counters, an oversized kitchen island, more counterspace than you know what to do with it, built-in appliances, pantry, and easy flow to the dining area and balcony. The primary suite is a true retreat with a soaker tub, walk-in shower, dual sinks, and a generous walk-in closet. A main floor laundry room and a versatile office space/den/bdrm complete the level.

The walkout basement is an oversized living space that rivals the main floor, complete with a full illegal suite featuring a kitchen (fridge, stove, sink, cupboards), large bedroom, full bathroom, cold storage room, and massive rec area. Step outside to the covered patio (cause lets face it, this rain is getting to me)... and take the path right into nature. Additional features include hardwood and tile flooring, vaulted ceilings, ceiling fans, BBQ gas line, a double attached garage AND NEW SHINGLES & SIDING (2025). With its



landscaped, partially fenced yard (OPEN TO THE LISTING NEXT DOOR FOR AN EXTENDED BACKYARD), and no neighbours behind, this property offers exceptional privacy while keeping you close to parks, schools, shopping, and more. This is ravine living at its best!

Built in 2015

### Essential Information

MLS® #	A2247041
Price	\$899,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	68 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
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Zoning	R-G

## Listing Details

Listing Office	The Real Estate District
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