

# \$899,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2247224

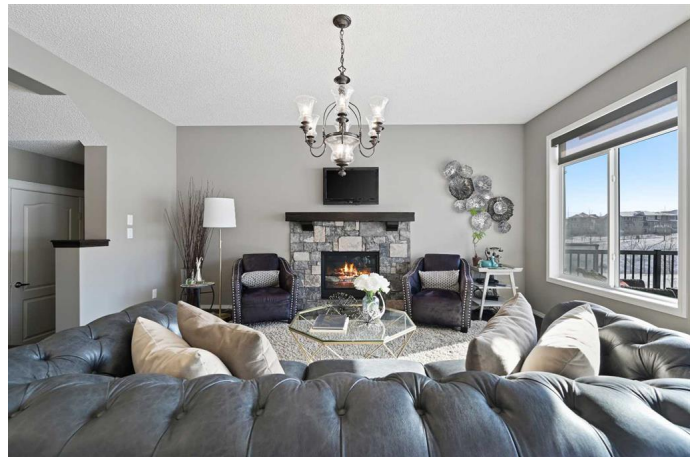
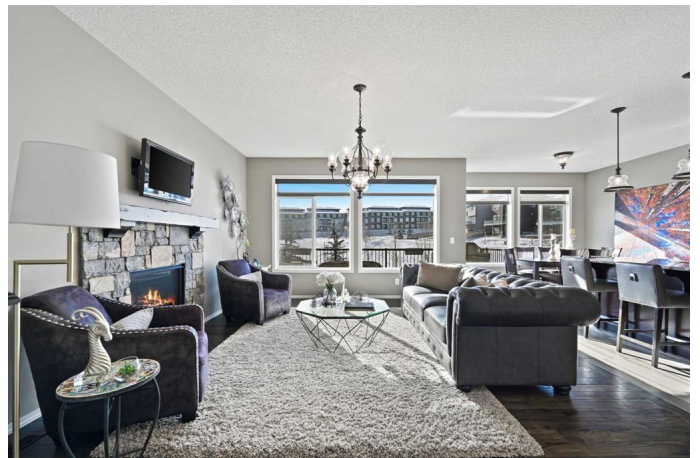
**\$899,900**

3 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

FINALLY... a home that backs onto the ravine that IS NOT a walkout basement! This rare find offers the beauty of ravine views with the added safety and privacy that comes from having no direct backyard exit at basement level. It's perfect for families with young kids who can play freely outside, senior parents who need a more secure layout, or for parents who prefer peace of mind knowing that adventurous teenagers won't be sneaking out unnoticed. Step inside from the heated garage into an upgraded mudroom with built-in benches and an oversized walk-in closet. The walk-through pantry leads to a bright, open-concept kitchen with large windows framing your ravine view. The south-facing, fully landscaped backyard features a deck, balcony, and direct access to community pathways for walks, bike rides, and evening strolls. Upstairs, the bonus room is ideal for family movie nights, with laundry conveniently near all bedrooms. The primary suite offers a spa-inspired ensuite and custom walk-in closet, separated from the kids' rooms for privacy. Downstairs, the fully finished basement adds flexible living space for teens, guests, or hobbies. AND DID SOMEONE SAY.. HIDDEN STORAGE?!?! Since this is NOT a walkout, the space under the balcony has been transformed into a fully enclosed storage room with windows, electricity, and French doors....discreetly blending into the exterior so you'd never know its even there. With brand-new shingles



and siding in 2025, this home in the heart of Nolan Hill delivers the perfect blend of location, safety, and family-focused design.

Built in 2015

**Essential Information**

MLS® #	A2247224
Price	\$899,900
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, 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)
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Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
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	BBQ gas line, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, 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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