

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

MLS® #A2254059

\$899,900

2 Bedroom, 3.00 Bathroom, 1,417 sqft
Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

WOW WOW WOW!!!! Ravine-backing
bungalow with space for the whole family.

This 2015-built bungalow offers the rare combination of uninterrupted ravine views, direct walking-path access, and a layout perfect for families with older teenagers or multigenerational living. With 2+1 bedrooms, 2.5 bathrooms, and a fully developed walkout basement (with separate entrance), thereâ€™s room for everyone...plus peace of mind knowing where those teens are coming and going.

On the main floor, a bright living room features a fireplace framed between two picture windows that showcase the ravine beyond. The open-concept kitchen boasts granite counters, an oversized island, endless counterspace, built-in appliances, pantry, and an easy flow to the dining area and balcony, ideal for family dinners or hosting friends.

The primary suite is a true retreat with a soaker tub, walk-in shower, dual sinks, and generous walk-in closet. A versatile office/den (or bedroom) and main-floor laundry complete this level, keeping day-to-day living practical and organized.

Downstairs, the walkout basement rivals the main floor in size and flexibility. Complete with a full illegal suite (kitchen with fridge, stove, sink, cupboards), large bedroom, full



bathroom, cold storage room, and an oversized rec area, itâ€™s perfect for independent teens, in-laws, or even rental potential.

Step outside to the covered patio and straight onto the ravine path...nature is literally at your back door. The landscaped, partially fenced yard opens to the neighbouring listing next door, creating an extended backyard opportunity if purchased together.

Additional features include hardwood and tile flooring, vaulted ceilings, ceiling fans, BBQ gas line, double attached garage, and brand-new shingles & siding (2025).

This home truly blends privacy, flexibility, and family-focused design.

Side-by-side opportunity! 72 Nolan Lake View is listed along with 68 Nolan Lake View.....imagine the possibilities for multigenerational living, extended family, or simply having your best neighbours ever.

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2254059 |
| 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, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Master Downstairs
Appliances Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room, Brick Facing
Has Basement Yes
Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 4th, 2025 |
| Days on Market | 6 |
| Zoning | R-G |

Listing Details

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| Listing Office | The Real Estate District |
|----------------|--------------------------|

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