

# \$979,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2216619

**\$979,900**

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

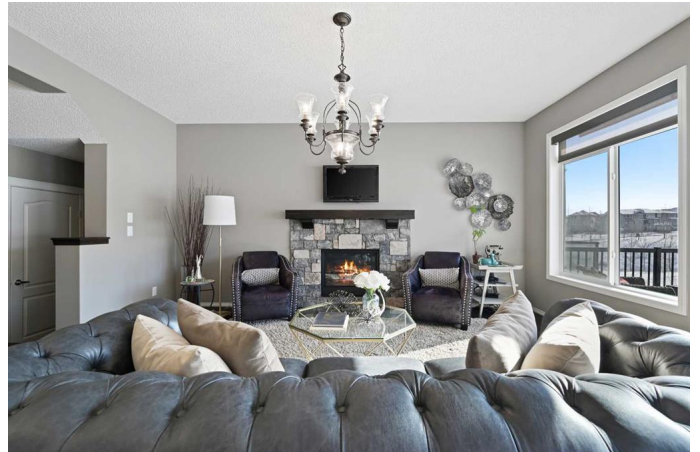
Nolan Hill, Calgary, Alberta

\*\*\* OPEN HOUSE Sat May 3, 2025 11:30am  
â€“ 1pm \*\*\* This 3-bedroom, 2 full bath + 2  
half bath detached home blends functional  
design with premium finishes in a beautifully  
planned layout. As soon as you step inside,  
you're welcomed by the light down the hall  
from the oversized windows that frame views  
of the ravine and walking paths, creating a  
serene and light-filled first impression. The  
front entrance also features an oversized  
walk-in front entry closet, offering both  
practicality and style right from the start.

The kitchen is finished with neutral cabinetry,  
double ovens, a flat-top electric stove, an  
oversized two-toned island, and soft  
cabinet-top lighting. A walkthrough pantry with  
added cabinetry and counter space connects  
the kitchen to a well-designed mudroom, which  
features built-in benches, an oversized  
upgraded mudroom walk-in closet, and access  
to the heated garage.

Upstairs, a central bonus room separates the  
primary suite from two additional bedrooms.  
The primary suite includes a spa-style ensuite  
with a walk-in shower, double vanity, and a  
custom walk-in closet. One secondary  
bedroom features a Murphy bed, and the  
second-floor laundry room adds extra storage  
with built-in shelving.

The fully developed basement adds even  
more usable space, offering a cozy rec/media



area, another Murphy bed, a half bath, and a large utility room with storage. Outside, enjoy a south-facing backyard with a firepit, rocked seating area, metal gazebo, and hidden storage under the balcony. The large back deck includes stairs leading directly into the backyard – a practical feature often missing in walkout basements. This layout provides safer, more convenient access for kids, pets, and yard maintenance, all while maintaining backyard privacy and usability.

With new shingles and siding currently being replaced, and located close to parks, trails, and community amenities, this home is ready for its next chapter.

Built in 2015

**Essential Information**

MLS® #	A2216619
Price	\$979,900
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

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, Soaking Tub, Storage, Suspended Ceiling, Vinyl Windows, 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, No Neighbours Behind

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed May 1st, 2025

Days on Market 2

Zoning R-G

### Listing Details

Listing Office Greater Property Group

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