

\$859,900 - 68 Nolanlake View Nw, Calgary

MLS® #A2254059

\$859,900

2 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

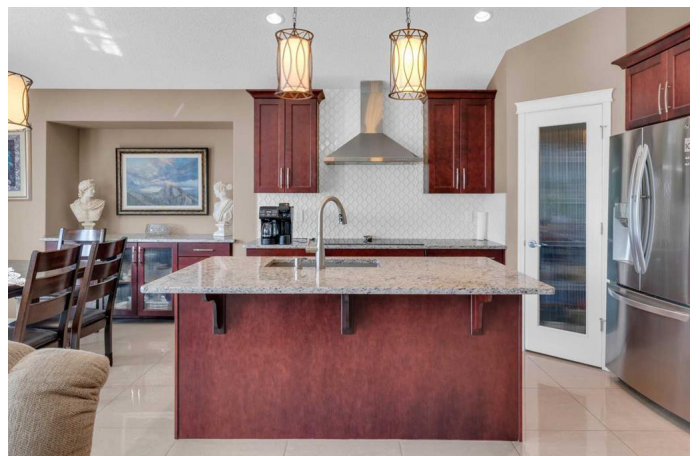
****OPEN HOUSE | SAT OCT 11, 2:00PM - 3:30PM** RARE OPPORTUNITY TO OWN A WALKOUT BACKING THE NOLAN HILL RAVINE****

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), in floor heating through the main floor, there's a 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, it'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	\$859,900
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), Vinyl Windows, Walk-In Closet(s), Master Downstairs, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Storage
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	36
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.