

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

MLS® #A2268304

**\$859,900**

2 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

**\*\*OPEN HOUSE | SUNDAY NOV, 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 countertop space, 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® #         | A2268304  |
| 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, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Master Downstairs |
| 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          | Full                                                                                                                                                                                                                                                                                      |

### 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    | November 1st, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |

**Listing Details**

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

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