164 Nolanlake View NW

Calgary | Active | MLS® A2347377

$950,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2016**	**2,460.1 sq. ft.**

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Listed by Real Broker

A closer look

Every once in a while, a Nolan Hill home comes along that genuinely has it all - a walkout backing onto a pond and protected greenspace, nearly 3,500 square feet fully finished across three levels, a suited basement, and a quiet cul-de-sac address that is as good as it sounds.

The privacy and the views are what set this one apart from the moment you arrive. Backing directly onto the Nolan Hill pond, protected greenspace, and a winding pathway system with unobstructed views that stretch across the hills on the horizon, this is the kind of backdrop that feels rare in any community, let alone one this well connected. Whether you are sitting in the family room, dining with the doors open, or stepping out onto the large covered balcony to take it all in, those views are always there and always worth stopping for.

Inside, the main floor sets a tone that carries throughout the home. Hardwood floors, 9-foot ceilings, and large windows pull the outdoors in naturally, while the kitchen delivers everything you would want in a home of this calibre. A granite island, quartz countertops, full-height cabinetry, a walk-through pantry, and stainless steel appliances updated within the last two years make it as functional as it is beautiful. The family room anchors daily life with a gas fireplace and generous space for the whole family, and motorized blinds in the living room add a quiet layer of everyday luxury. A main floor den and a 2-piece guest bathroom round out a main level that was clearly designed around how a family actually lives.

Upstairs, elegant iron railings lead to a vaulted bonus room that feels genuinely spacious and becomes the natural gathering point for the upper floor. The primary suite is a proper retreat with a 5-piece ensuite featuring a corner soaker tub and a large shower, alongside a walk-in closet that truly earns the title. Three additional bedrooms, a main bathroom, and upper level laundry complete a floor plan that has thought of everything.

The professionally finished walkout basement adds another full level of living with 9-foot ceilings, a rec room with electric fireplace, a fifth bedroom, a 3-piece bathroom, laundry, and storage, all with direct walkout access to a lower deck and patio space that sits right at the edge of the pond and pathway. An illegal suite adds meaningful flexibility for extended family or additional living options. And beyond the back door, the greenspace and pathway system open up in a way that makes the backyard feel like it extends well past the property line - the kind of setting that turns an evening walk into something you actually look forward to.

Nolan Hill is one of NW Calgary's most sought-after communities, and this address sits at the heart of it. A nearby shopping centre with groceries, restaurants, and daily essentials is just minutes away, and quick access to both Sarcee Trail and Stoney Trail keeps everything the city has to offer well within reach. For the right family, the search ends here.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2347377
Bedrooms	5
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,460.1 sq. ft.
Main Level Finished Area:	1,046.23 sq. ft.
Upper Level Finished Area:	1,413.88 sq. ft.
Below Grade Finished Area:	975.94 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,596 sq. ft.
Lot Frontage:	34'7"
Front Exposure:	West
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2016 (Age: 10)
Bedrooms:	5 (Above Grd: 4)

Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1413420
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Basement, Electric, Gas, Living Room, Mantle, Other, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Garage Door Opener, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Lower Level, Main Level
HOA Fee:	$100.00
City Quadrant:	Northwest

Community:	Nolan Hill
Amenities:	Park, Playground
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Basement Dishwasher, Basement Refrigerator, Basement Microwave, Basement Washer/ Dryer, Gazebo, Shed
Restrictions:	None Known
Main Floor	Den · 9'11" × 8'11" ·
Main Floor	Dining Room · 12'2" × 11'6" ·
Main Floor	Kitchen · 15'11" × 11'9" ·
Main Floor	Living Room · 14'10" × 13'6" ·
Upper Level	Bedroom · 14'8" × 9'9" ·
Upper Level	Bedroom · 12'10" × 9'10" ·
Upper Level	Bedroom · 11'5" × 10'8" ·
Upper Level	Family Room · 16' × 14'7" ·
Upper Level	Laundry · 6'7" × 5'11" ·
Upper Level	Bedroom - Primary · 15'2" × 13' ·
Upper Level	Walk-In Closet · 11'7" × 9'1" ·
Basement	Bedroom · 13'1" × 10'10" ·
Basement	Kitchen · 12'5" × 12'4" ·
Basement	Game Room · 23'7" × 17'11" ·
Basement	Furnace/Utility Room · 11'9" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Exterior Features:	Balcony, BBQ gas line, Lighting, Private Yard, Storage
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/164-nolanlake-view-nw-calgary-a2347377/

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