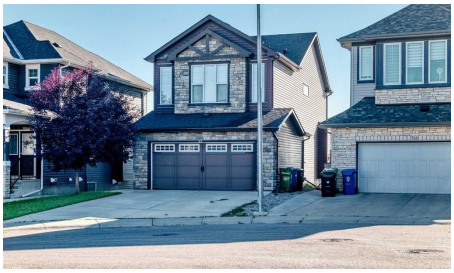
52 Nolanlake Point NW

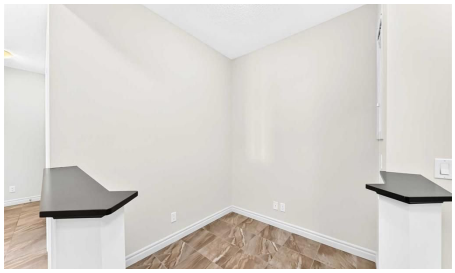
Calgary | Active | MLS® A2343194

$789,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2015**	**2,147.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Classic Property Management & Realty Ltd

A closer look

SPACIOUS FAMILY HOME WITH WALKOUT BASEMENT, BACKING ONTO GREEN SPACE & POND!

PRICE REDUCTION Welcome to this beautifully maintained family home, ideally situated in a quiet cul-de-sac and backing onto a peaceful green space and pond. Offering a bright, open-concept floor plan, this home is designed for comfortable everyday living and effortless entertaining.
The spacious living room is filled with natural light and features gorgeous views overlooking the reserve and pond, creating a warm and inviting atmosphere. The home offers three bedrooms and 2.5 bathrooms, providing plenty of space for the whole family.
Upstairs, the generous primary suite offers a relaxing retreat complete with a spacious ensuite bathroom. A large bonus room provides the perfect space for family movie nights, gatherings, a home office, or additional living space.
The walkout basement adds even more potential and opens directly toward the beautiful outdoor surroundings, offering excellent flexibility for future development or additional living space.
A wonderful opportunity to own a well-maintained home in a peaceful setting with beautiful views. **Homes like this don’t last long - schedule your private viewing today and experience everything this property has to offer!**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343194
Bedrooms	3
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,147.7 sq. ft.
Main Level Finished Area:	930.3 sq. ft.
Upper Level Finished Area:	1,217.4 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,036 sq. ft.
Lot Frontage:	40'5 7/8 "
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1413420
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Shingle Siding, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Electric Dryer Hookup, In Hall, Upper Level
HOA Fee:	$105.00
City Quadrant:	Northwest
Community:	Nolan Hill
Amenities:	None
Appliances:	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16' × 13'1" ·
Main Floor	Balcony · 21'1" × 10' ·
Main Floor	Pantry · 4'2" × 4'1" ·
Main Floor	Dining Room · 11'8" × 9'7" ·
Main Floor	Kitchen · 13'11" × 11'10" ·
Main Floor	Entrance · 5'9" × 4'8" ·
Main Floor	Office · 6'11" × 6'5" ·
Main Floor	Mud Room · 10'7" × 4'6" ·

2nd Floor	Bedroom · 10'9" × 10'1" ·
2nd Floor	Bedroom · 10'9" × 10'1" ·
2nd Floor	Laundry · 5'8" × 3'5" ·
2nd Floor	Walk-In Closet · 7'7" × 4'3" ·
2nd Floor	Bonus Room · 18' × 13'11" ·
2nd Floor	Bedroom - Primary · 12'11" × 11'11" ·
Basement	Furnace/Utility Room · 38' × 21'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Vaulted Ceiling(s)
Exterior Features:	Balcony, BBQ gas line, Dock, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, No Back Lane, Street Lighting
Num. of Parcels:	0
Fencing:	Cross Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-nolanlake-point-nw-calgary-a2343194/

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