

\$899,500 - 148 Nolanlake View Nw, Calgary

MLS® #A2216513

\$899,500

5 Bedroom, 5.00 Bathroom, 2,503 sqft
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

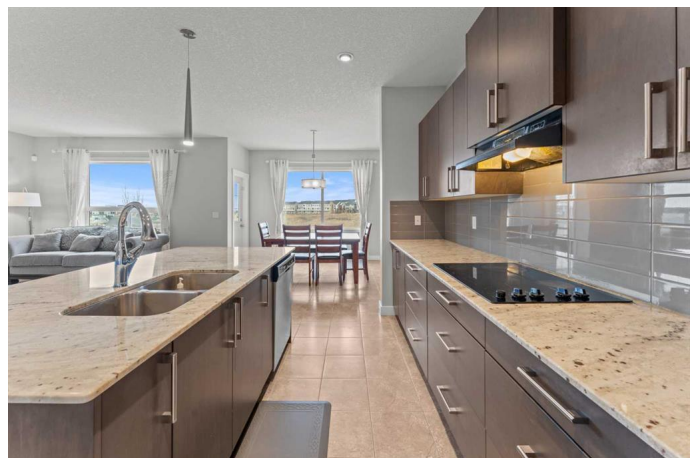
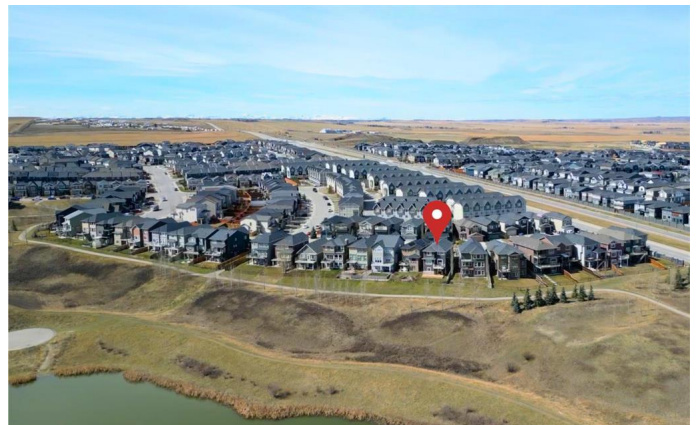
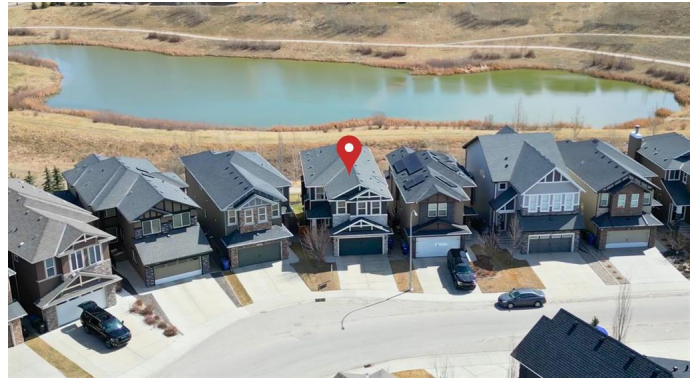
First time on the market! Discover this stunning, fully finished walkout home, perfectly positioned on a conventional lot (not a zero lot) that backs onto a serene green space with no rear neighborsâ€”offering direct access to a tranquil pond and park.

This spacious home features 5 bedrooms and 4.5 bathrooms, including two beautifully appointed full suites upstairsâ€”ideal for multi-generational living or accommodating guests. With a 200-amp electrical panel, the home is well-equipped for future EV charging stations and high-demand appliances.

The main floor offers a bright, open-concept layout that seamlessly blends style and functionality. The gourmet kitchen boasts sleek cabinetry, an electric flat-top stove, and an oversized island that serves as a hub for meal preparation and casual dining. The adjacent living area provides a welcoming space for everyday living and entertaining.

Upstairs, enjoy a tranquil bonus room perfect for quiet evenings or family movie nights, along with two full suites and two additional bedrooms that offer versatile living arrangements.

The finished walkout basement extends the living space with a generous recreation room, an additional bedroom, a full bathroom, and ample storage.



Step outside to a full-width rear deck that overlooks the meticulously landscaped yard, and benefit from the convenience of a double attached garage.

Located in the sought-after Nolan Hill area, this home is minutes from Costco, T&T, Shoppers Drug Mart, and a variety of shops and restaurants. Donâ€™t miss your chance to experience the perfect blend of luxury, functionality, and serenity. Schedule your showing today!

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216513 |
| Price | \$899,500 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,503 |
| Acres | 0.09 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 148 Nolanlake View Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0W3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 15 |
| Zoning | R-G |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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.