

\$790,000 - 72 Nolanlake Point Nw, Calgary

MLS® #A2146169

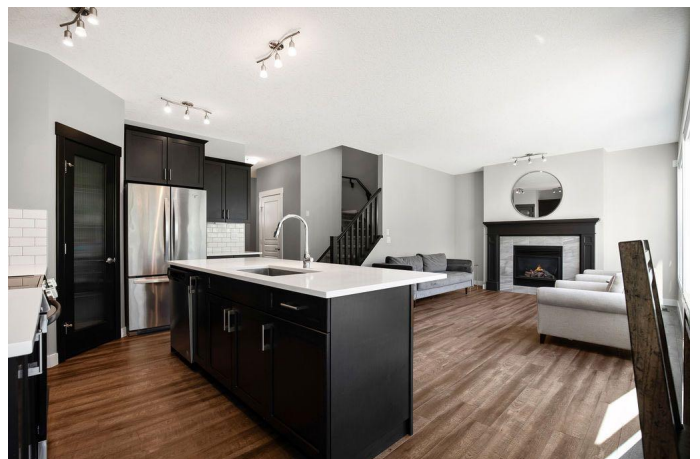
\$790,000

3 Bedroom, 3.00 Bathroom, 2,338 sqft

Residential on 0.12 Acres

Nolan Hill, Calgary, Alberta

Priced to Sell! Brand-new roof with transferable warranty will be installed soon! Welcome to 72 Nolanlake Point NW, Calgary! This stunning, well-kept home sits on a spacious nearly 500 m² lot, offering a rare, generously sized backyard. With a total floor area of 2,337 sq ft, this home features 3 spacious bedrooms, 2.5 bathrooms, a main floor office, and a second-floor bonus room. Situated in a quiet cul-de-sac, the house boasts a south-facing backyard that fills the living room with natural light. The oversized garage, with nearly 22 feet of width, is a standout feature. The owner has invested \$40,000 in professional landscaping to create an appealing outdoor space. Additional highlights include a 9-foot ceiling, new stove and microwave, an open layout, a cozy gas fireplace, and the sunny south-facing backyard. The property is conveniently located close to Costco, various shopping centers, daycares, playgrounds, schools, gyms, restaurants, and major roads like Stoney Trail and Shaganappi Trail. Don't forget to watch the video tour of this beautiful home!



Built in 2016

Essential Information

MLS® # A2146169

Price \$790,000

Sold Price \$785,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,338
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	72 Nolanlake Point Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W2

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
-------------------	----------------------------

Lot Description	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	September 6th, 2024
Days on Market	64
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.