NOLAN HILL

164 NOLANLAKE VIEW NW



Ryan Assen
403-828-7776
ryanassen@themckelviegroup.com
themckelviegroup.com



THE **MCKELVIE** GROUP

CALGARY & AREA I **REAL ESTATE**

real
Real Broker

164 NOLANLAKE VIEW NW

Welcome home to one of the best settings in Nolan Hill! This fully finished walkout backs directly onto the pond, protected greenspace, and the community pathway system, with nothing behind you but open water, rolling hills, and sky. You get nearly 3,500 square feet across three levels, five bedrooms, a covered balcony built for the view, and a quiet cul-de-sac address. Homes in this position don't come up often, and once you stand on the back deck, you'll understand why. You see that view from the family room, the dining area, and the lower patio, and it never gets old.

The main floor has hardwood throughout, 9-foot ceilings, and big windows facing the water. The kitchen has a granite island, quartz countertops, full-height cabinetry, a walk-through pantry, and stainless steel appliances updated within the last two years. The family room is built around a gas fireplace, the living room has motorized blinds, and a den and 2-piece bath finish off the main level.

Upstairs, iron railings lead to a vaulted bonus room, the spot everyone ends up on movie night. The primary suite has a 5-piece ensuite with a corner soaker tub and large shower, plus a walk-in closet with real room in it. Three more bedrooms, a full bathroom, and upper floor laundry mean nobody is hauling baskets up and down the stairs.

The professionally finished walkout basement adds another full level with 9-foot ceilings, a rec room with an electric fireplace, a fifth bedroom, a 3-piece bath, a second laundry, and storage. It opens straight onto a lower deck and patio at the edge of the pond and pathway. An illegal suite gives you options for extended family or additional living space.

With the greenspace right off the back, the yard feels like it keeps going well past the property line. Summer evenings on the patio, kids heading out to the pathway after dinner, a winter walk around the pond: this is the part of the home you'll use every day.

Nolan Hill is one of NW Calgary's most sought-after communities, built around green space, pathways, and parks that make it easy to get outside year-round. Groceries, restaurants, and daily essentials are minutes away, schools are nearby, and Sarcee Trail and Stoney Trail are close by for getting anywhere in the city.





THE **MCKELVIE** GROUP

CALGARY & AREA | **REAL ESTATE**



real Real Broker

164 Nolanlake View NW Calgary, AB T3R 0W3

Residential **DOM:** 0 **LP:** $950,000.00

Active A2360571 **PD:** **OP:** $950,000.00

Banner: ***Welcome to Life on the Pond | Nolan Hill Walkout Backing onto Greenspace | 5 Beds | Cul-de-Sac***



Class:	Detached	**City:**	Calgary
County:	Calgary	**Subdivision:**	Nolan Hill
Type:	House	**Ttl Beds:**	5
Levels:	Two	**F/H Bth:**	3/1
Year Built:	2016	**RMS SQFT:**	2,460.10
LINC#:	0036466126	**LP/SF:**	$386.16
Arch Style:	2 Storey	**Suite:**	Yes
# Beds on Main:	0	**# EnSuites:**	1
# Illegal Suite:	1	**# Legal Suite:**	0
Suite Details:	Basement	**Suite Loc:**	Suite Attached/Within Primary Dwelling
Possession:	Immediate		
Lot Dim:		**Lot Size:**	4596 SF|426.98 SM
Front Length:	10.54M 34`7"	**Lot Depth:**	M '
Legal Desc:	1413420;33;30		
Legal Pln:	1413420 **Blk:** 33	**Lot:** 30	**Condo:** No
Zoning:	R-G	**Tax Amt/Yr:**	$6,649.00/2026
Title to Lnd:	Fee Simple	**Loc Imp Amt:**	
Disclosures:	No Disclosure	**Front Exp:**	W
Restrict:	None Known		

Recent Change: **11/27/2026 : NEW**

Public Remarks: Welcome home to one of the best settings in Nolan Hill! This fully finished walkout backs directly onto the pond, protected greenspace, and the community pathway system, with nothing behind you but open water, rolling hills, and sky. You get nearly 3,500 square feet across three levels, five bedrooms, a covered balcony built for the view, and a quiet cul-de-sac address. Homes in this position don't come up often, and once you stand on the back deck, you'll understand why. You see that view from the family room, the dining area, and the lower patio, and it never gets old. The main floor has hardwood throughout, 9-foot ceilings, and big windows facing the water. The kitchen has a granite island, quartz countertops, full-height cabinetry, a walk-through pantry, and stainless steel appliances updated within the last two years. The family room is built around a gas fireplace, the living room has motorized blinds, and a den and 2-piece bath finish off the main level. Upstairs, iron railings lead to a vaulted bonus room, the spot everyone ends up on movie night. The primary suite has a 5-piece ensuite with a corner soaker tub and large shower, plus a walk-in closet with real room in it. Three more bedrooms, a full bathroom, and upper floor laundry mean nobody is hauling baskets up and down the stairs. The professionally finished walkout basement adds another full level with 9-foot ceilings, a rec room with an electric fireplace, a fifth bedroom, a 3-piece bath, a second laundry, and storage. It opens straight onto a lower deck and patio at the edge of the pond and pathway. An illegal suite gives you options for extended family or additional living space. With the greenspace right off the back, the yard feels like it keeps going well past the property line. Summer evenings on the patio, kids heading out to the pathway after dinner, a winter walk around the pond: this is the part of the home you'll use every day. Nolan Hill is one of NW Calgary's most sought-after communities, built around green space, pathways, and parks that make it easy to get outside year-round. Groceries, restaurants, and daily essentials are minutes away, schools are nearby, and Sarcee Trail and Stoney Trail are close by for getting anywhere in the city. Book a private showing and see the view for yourself!

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	1	1	0	1	0	**Bed Abv:**	4	**Main:**	97.20	**Mtr2**	1,046.23	**SqFt**
EnSt Bth:	0	0	0	0	1	0	**Rms Abv:**	9	**Blw Grade:**	90.67	**Mtr2**	975.94	**SqFt**
									Total AG:	228.55	**Mtr2**	2,460.10	**SqFt**

Garage Dims (L x W): 19`11" x 21`8"

Property Information

Basement:	Full	**Laundry Ft:**	Laundry Room, Lower Level, Main Level
Basement Dev:	Finished	**Basement Ft:**	Separate/Exterior Entry, Walk Out
Heating:	Fireplace(s), Forced Air, Natural Gas	**Cooling:**	Central Air
Construction:	Stone, Vinyl Siding, Wood Frame	**Fireplaces:**	3/Basement, Electric, Gas, Living Room, Mantle, Other, Tile
Foundation:	Poured Concrete	**Flooring:**	Carpet, Hardwood, Tile
Exterior Feat:	Balcony, BBQ gas line, Lighting, Private Yard, Storage	**Fencing:**	Fenced
Roof Type:	Asphalt Shingle	**Patio/Porch:**	Deck, Patio
Reports:	Floor Plans, RMS Supplements, Title		
Parking:	Double Garage Attached, Driveway, Garage Door Opener, Insulated **Total:** 4		
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)		
Comm Feature:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
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		



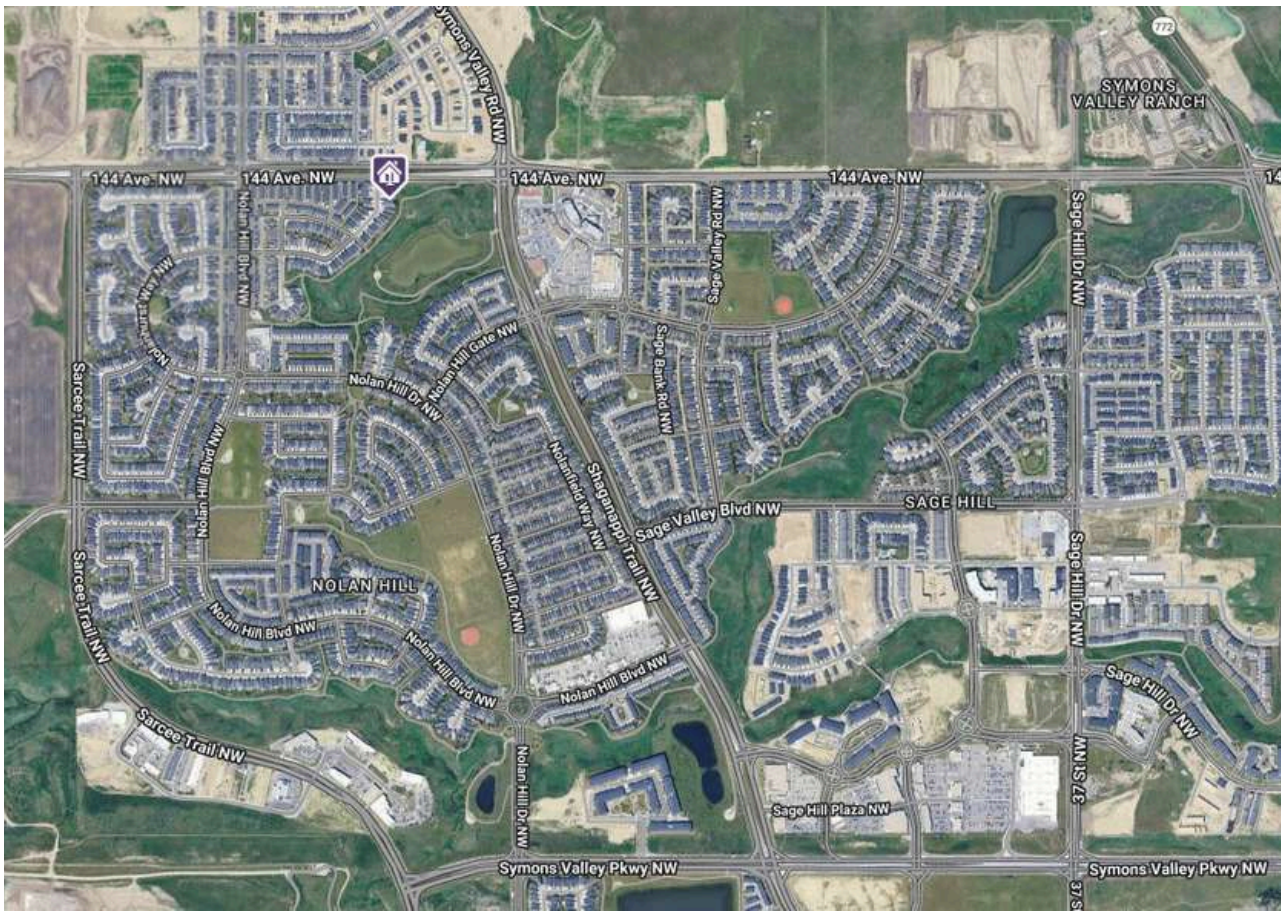
HOA:	$100.00/Annually
HOA Include:	See Remarks
Goods Include:	Basement Dishwasher, Basement Refrigerator, Basement Microwave, Basement Washer / Dryer, Gazebo
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Other Equip:	None
Goods Exclude:	All TV's & TV Mount's
Assoc Amen:	Park, Playground

Printed Date: 11/27/2026 10:51:57 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	5`4" x 4`11"	1.62M x 1.50M	Den	Main	8`11" x 9`11"	2.72M x 3.02M
Dining Room	Main	11`6" x 12`2"	3.51M x 3.71M	Kitchen	Main	11`9" x 15`11"	3.58M x 4.85M
Living Room	Main	13`6" x 14`10"	4.11M x 4.52M	5pc Bathroom	Upper	10`0" x 8`0"	3.05M x 2.44M
5pc Ensuite bath	Upper	11`5" x 10`4"	3.48M x 3.15M	Bedroom	Upper	9`9" x 14`8"	2.97M x 4.47M
Bedroom	Upper	9`10" x 12`10"	3.00M x 3.91M	Bedroom	Upper	11`5" x 10`8"	3.48M x 3.25M
Family Room	Upper	14`7" x 16`0"	4.44M x 4.88M	Laundry	Upper	5`11" x 6`7"	1.80M x 2.01M
Bedroom - Primary	Upper	13`0" x 15`2"	3.96M x 4.62M	Walk-In Closet	Upper	11`7" x 9`1"	3.53M x 2.77M
3pc Bathroom	BSMT	4`11" x 8`7"	1.50M x 2.62M	Bedroom	BSMT	10`10" x 13`1"	3.30M x 3.99M
Kitchen	BSMT	12`5" x 12`4"	3.79M x 3.76M	Game Room	BSMT	23`7" x 17`11"	7.19M x 5.46M
Furnace/Utility Roo	BSMT	7`2" x 11`9"	2.19M x 3.58M				



THE **FLOOR PLAN**

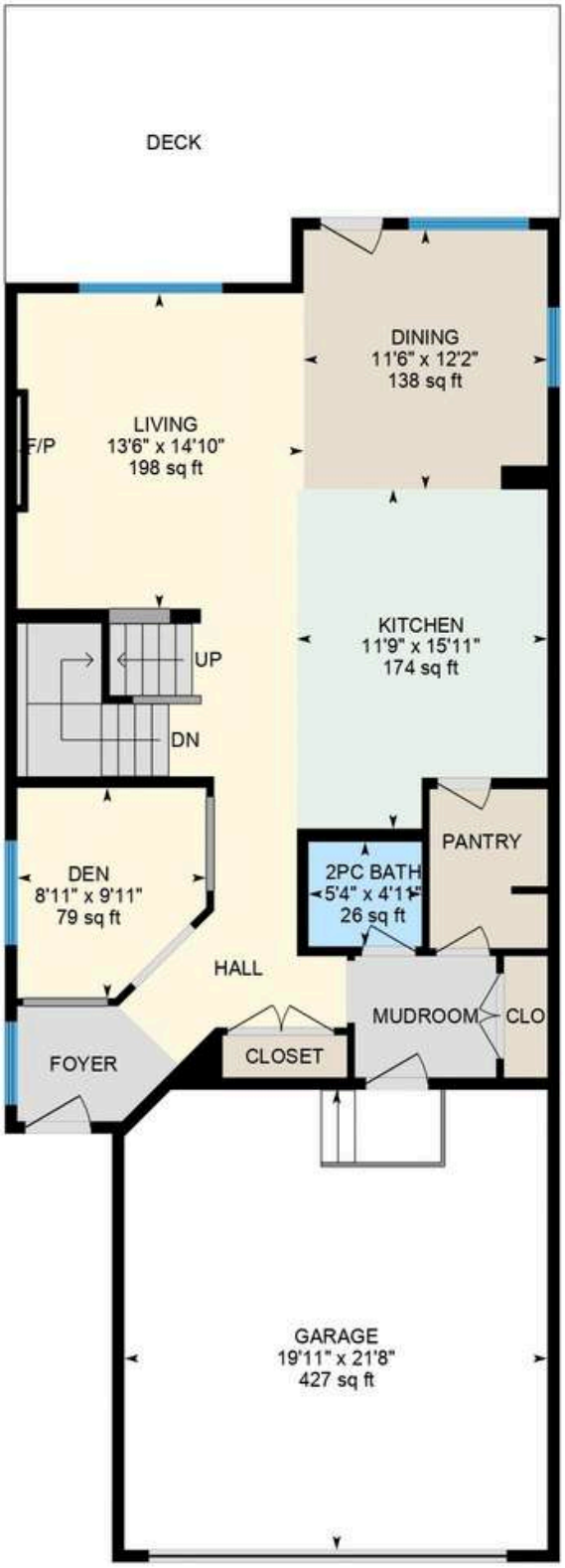
MAIN FLOOR:

EXTERIOR AREA:
1046.23 SQ. FT.

INTERIOR AREA:
967.37 SQ. FT.

EXCLUDED AREA:
465.41 SQ. FT.

0 6 12 ft

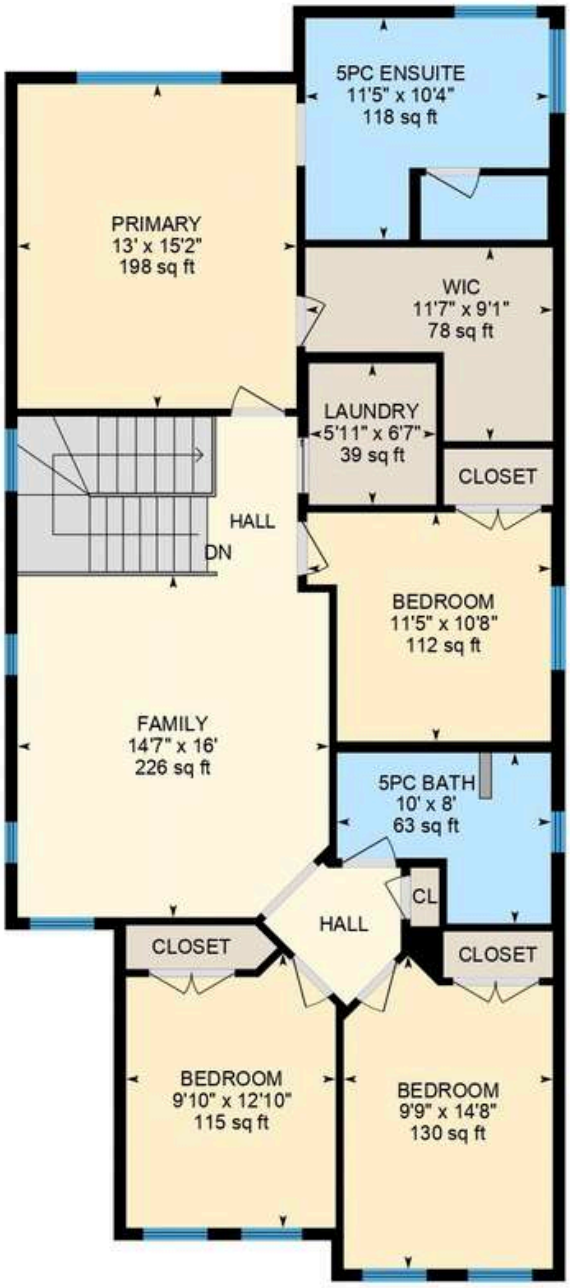


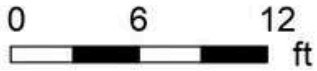
THE **FLOOR PLAN**

SECOND FLOOR:

EXTERIOR AREA:
1413.88 SQ. FT.

INTERIOR AREA:
1315.16 SQ. FT.





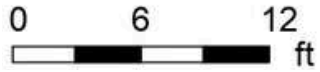


THE **FLOOR PLAN**

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
975.94 SQ. FT.

INTERIOR AREA:
1899.48 SQ. FT.







ROOM **DIMENSIONS**

Main Building

MAIN FLOOR

- 2pc Bath: 5'4" x 4'11" | 26 sq ft
- Den: 8'11" x 9'11" | 79 sq ft
- Dining: 11'6" x 12'2" | 138 sq ft
- Garage: 19'11" x 21'8" | 427 sq ft
- Kitchen: 11'9" x 15'11" | 174 sq ft
- Living: 13'6" x 14'10" | 198 sq ft

2ND FLOOR

- 5pc Bath: 10' x 8' | 63 sq ft
- 5pc Ensuite: 11'5" x 10'4" | 118 sq ft
- Bedroom: 9'9" x 14'8" | 130 sq ft
- Bedroom: 9'10" x 12'10" | 115 sq ft
- Bedroom: 11'5" x 10'8" | 112 sq ft
- Family: 14'7" x 16' | 226 sq ft
- Laundry: 5'11" x 6'7" | 39 sq ft
- Primary: 13' x 15'2" | 198 sq ft
- Wic: 11'7" x 9'1" | 78 sq ft

BASEMENT

- 3pc Bath: 4'11" x 8'7" | 42 sq ft
- Bedroom: 10'10" x 13'1" | 142 sq ft
- Kitchen: 12'5" x 12'4" | 123 sq ft
- Rec Room: 23'7" x 17'11" | 385 sq ft
- Utility: 7'2" x 11'9" | 84 sq ft

Main Building

MAIN FLOOR

- Interior Area: 967.37 sq ft
- Excluded Area: 465.41 sq ft
- Perimeter Wall Thickness: 7.0 in
- Exterior Area: 1046.23 sq ft

2ND FLOOR

- Interior Area: 1315.16 sq ft
- Perimeter Wall Thickness: 7.0 in
- Exterior Area: 1413.88 sq ft

BASEMENT (Below Grade)

- Interior Area: 899.48 sq ft
- Perimeter Wall Thickness: 7.0 in
- Exterior Area: 975.94 sq ft

Total Above Grade Floor Area, Main Building

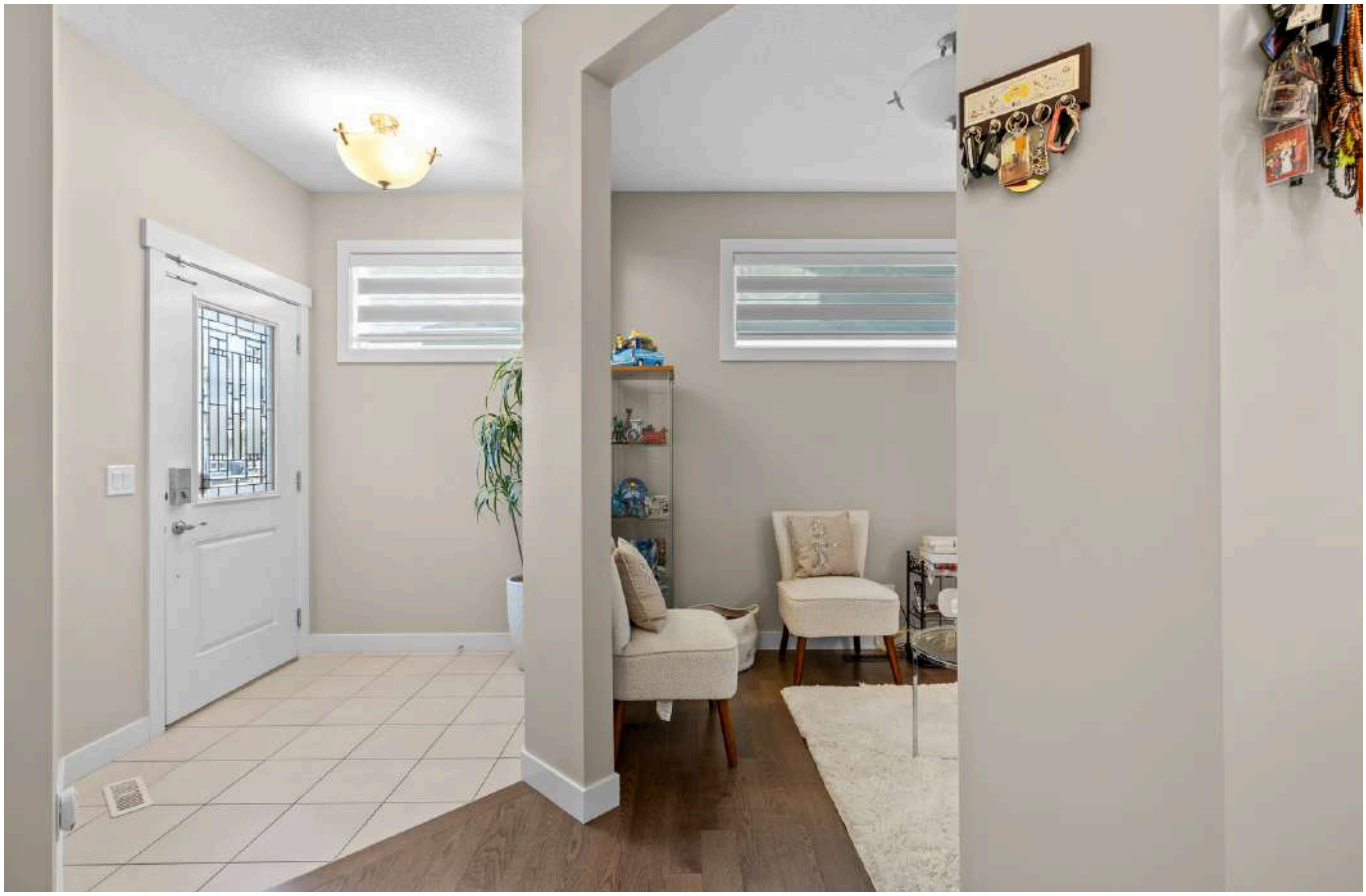
- Interior Area: 2282.53 sq ft
- Excluded Area: 465.41 sq ft
- Exterior Area: 2460.10 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.













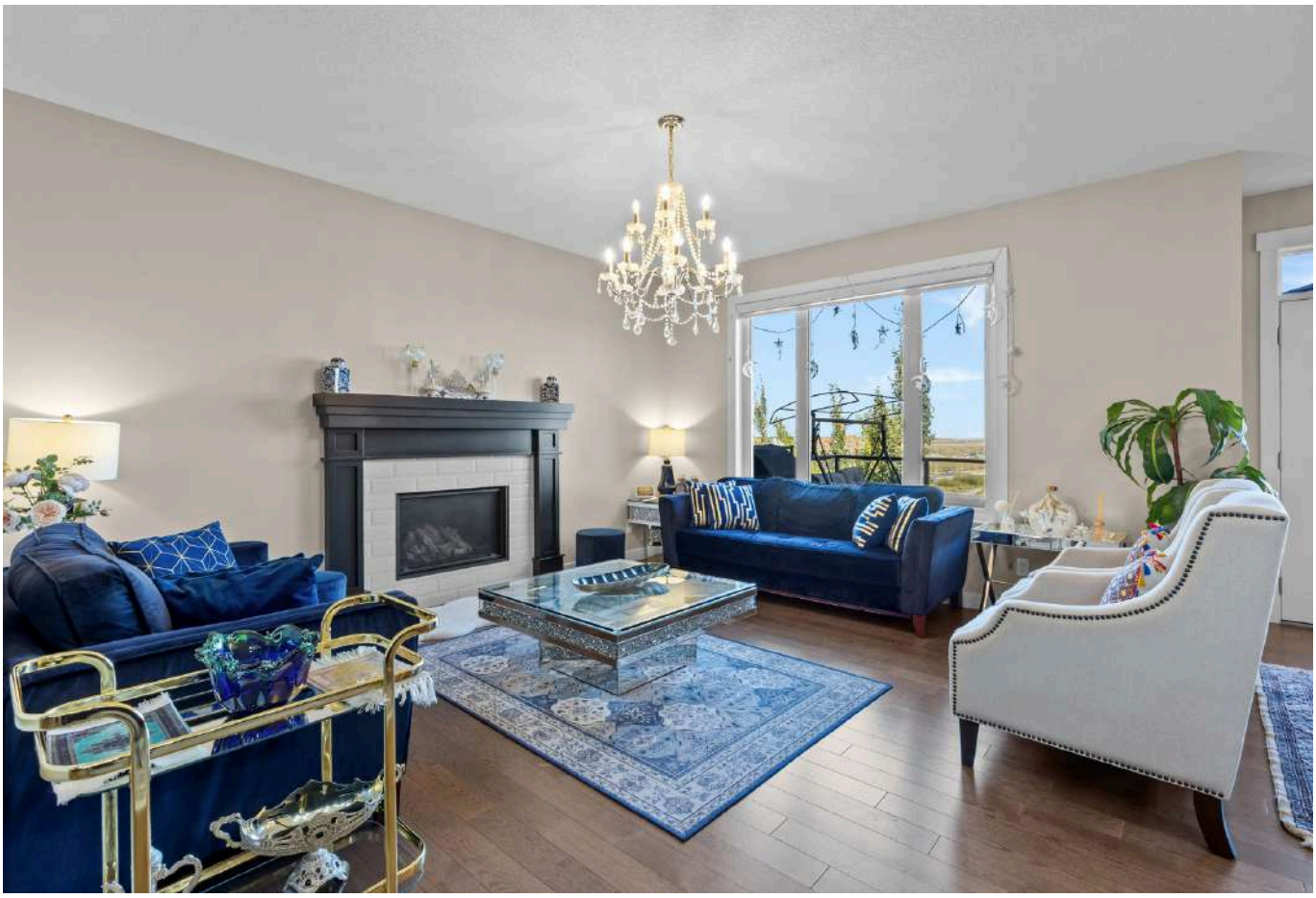




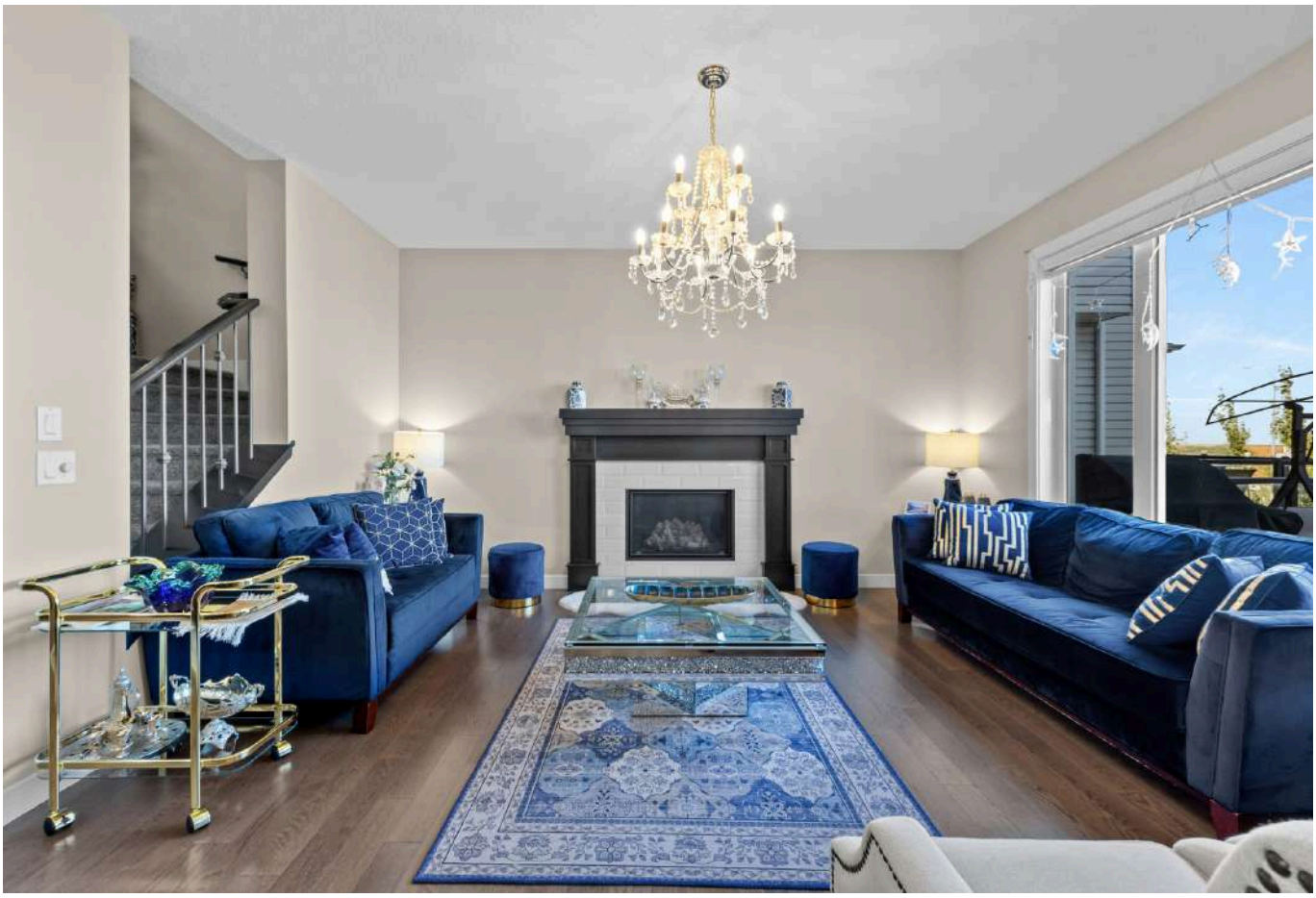



KIRKLAND



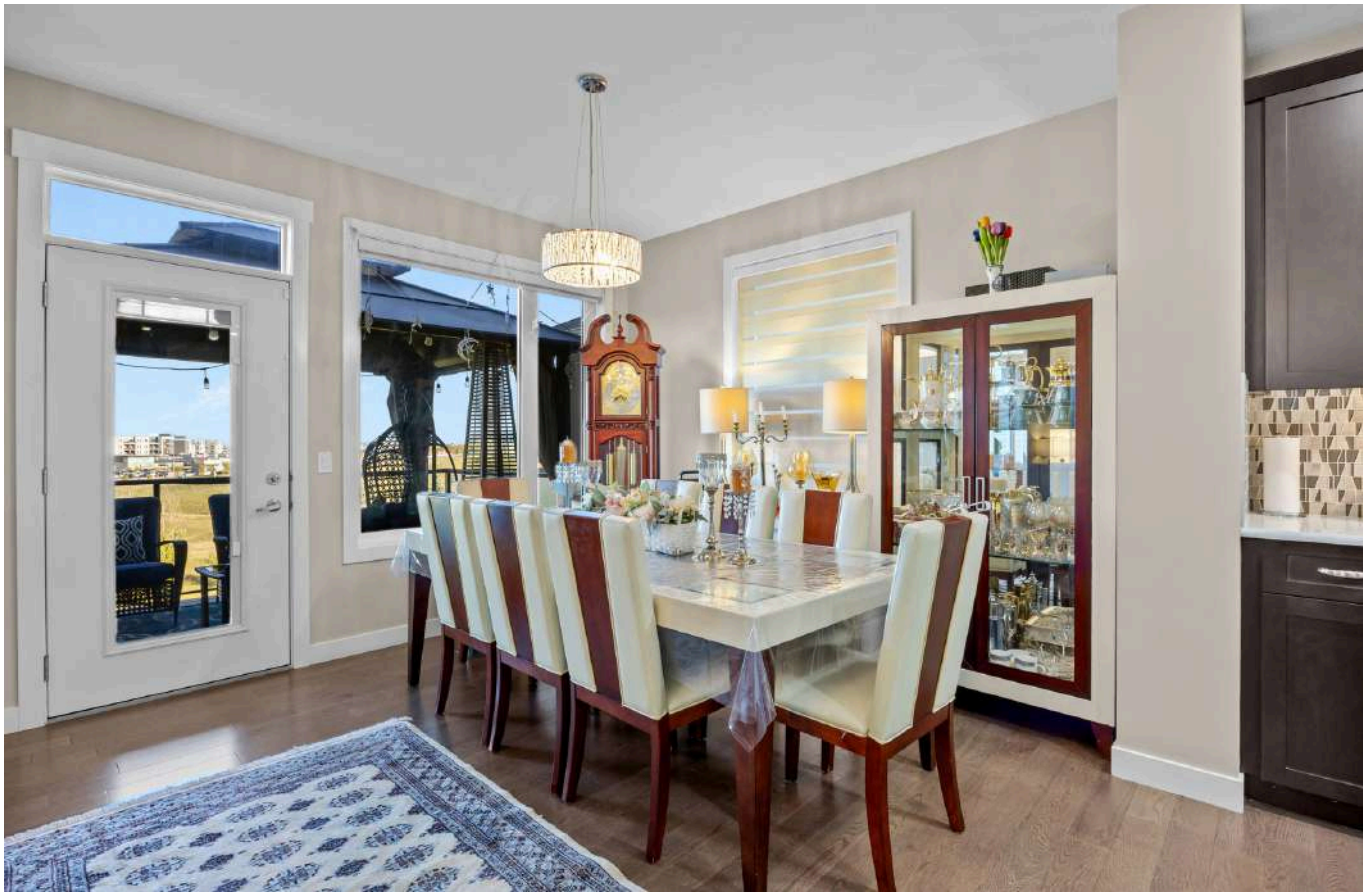










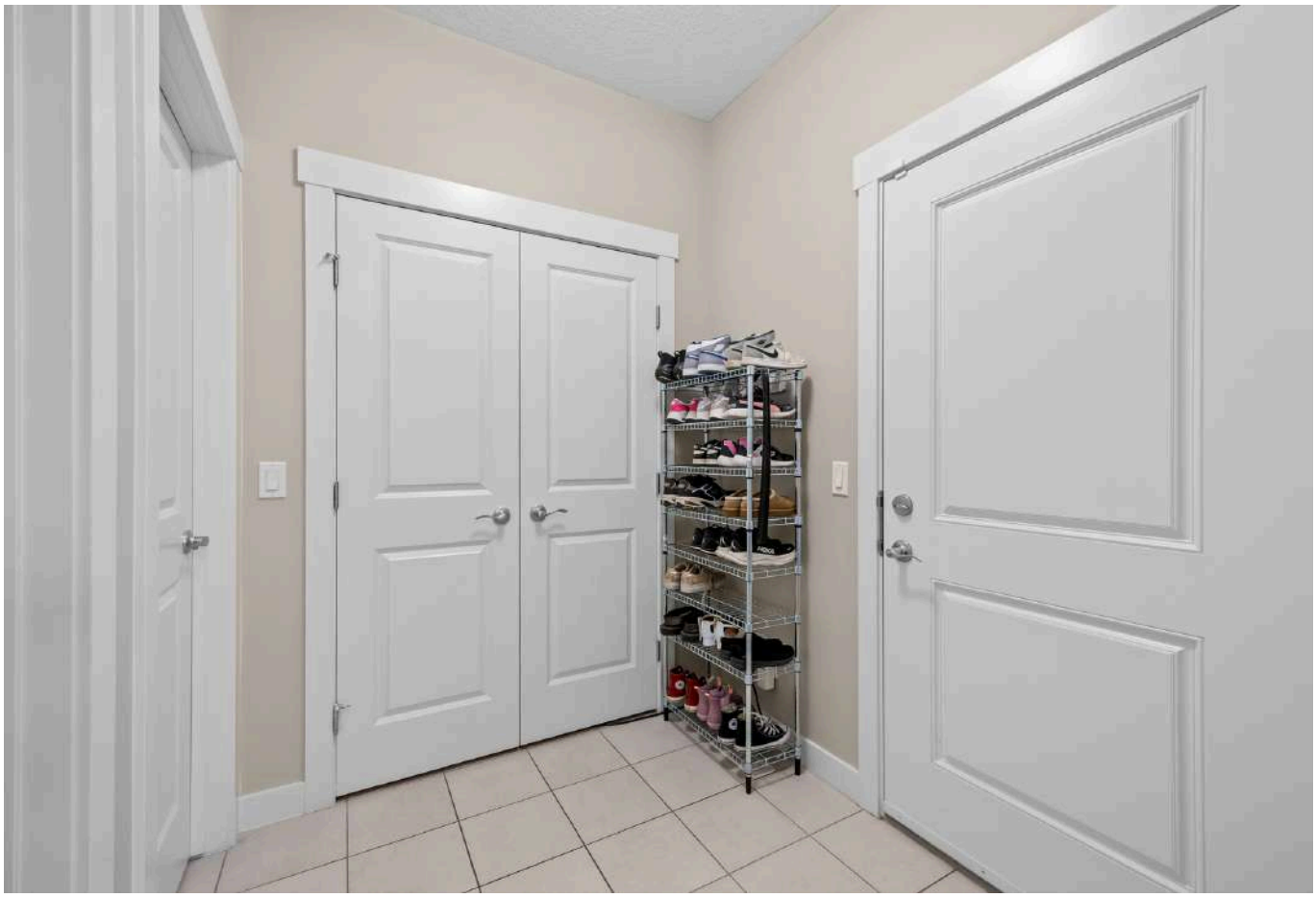





BERNZOMATIC













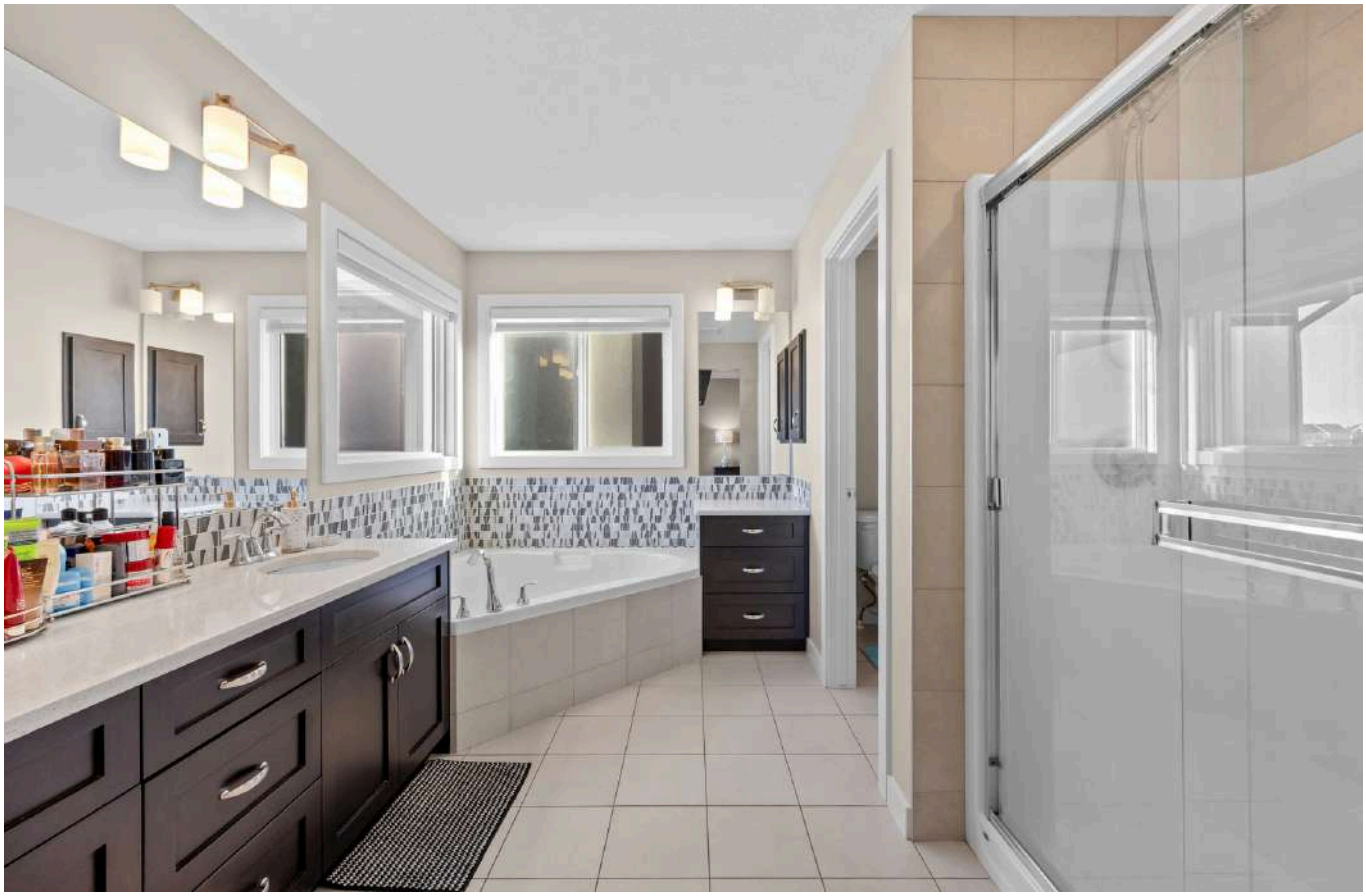










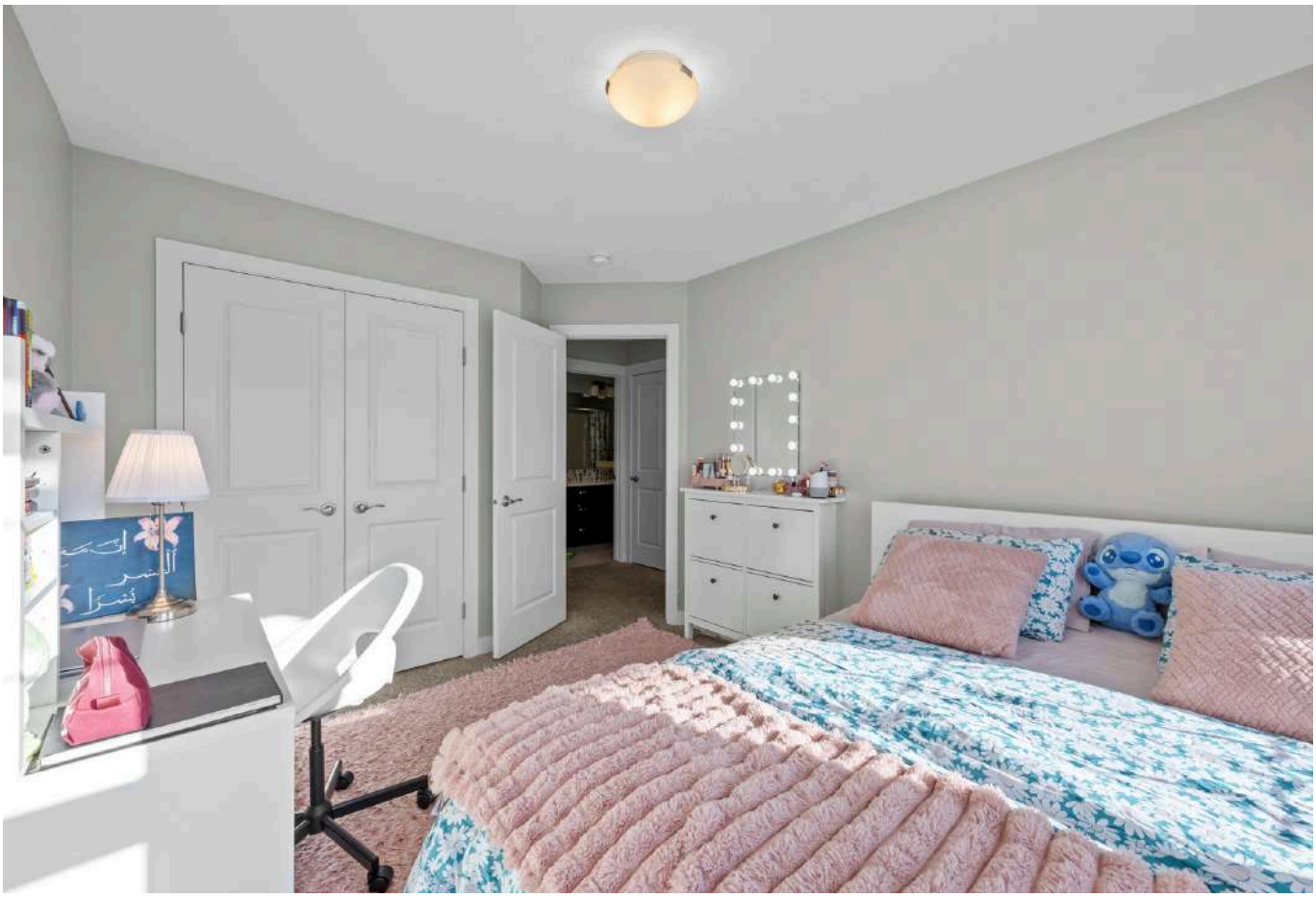








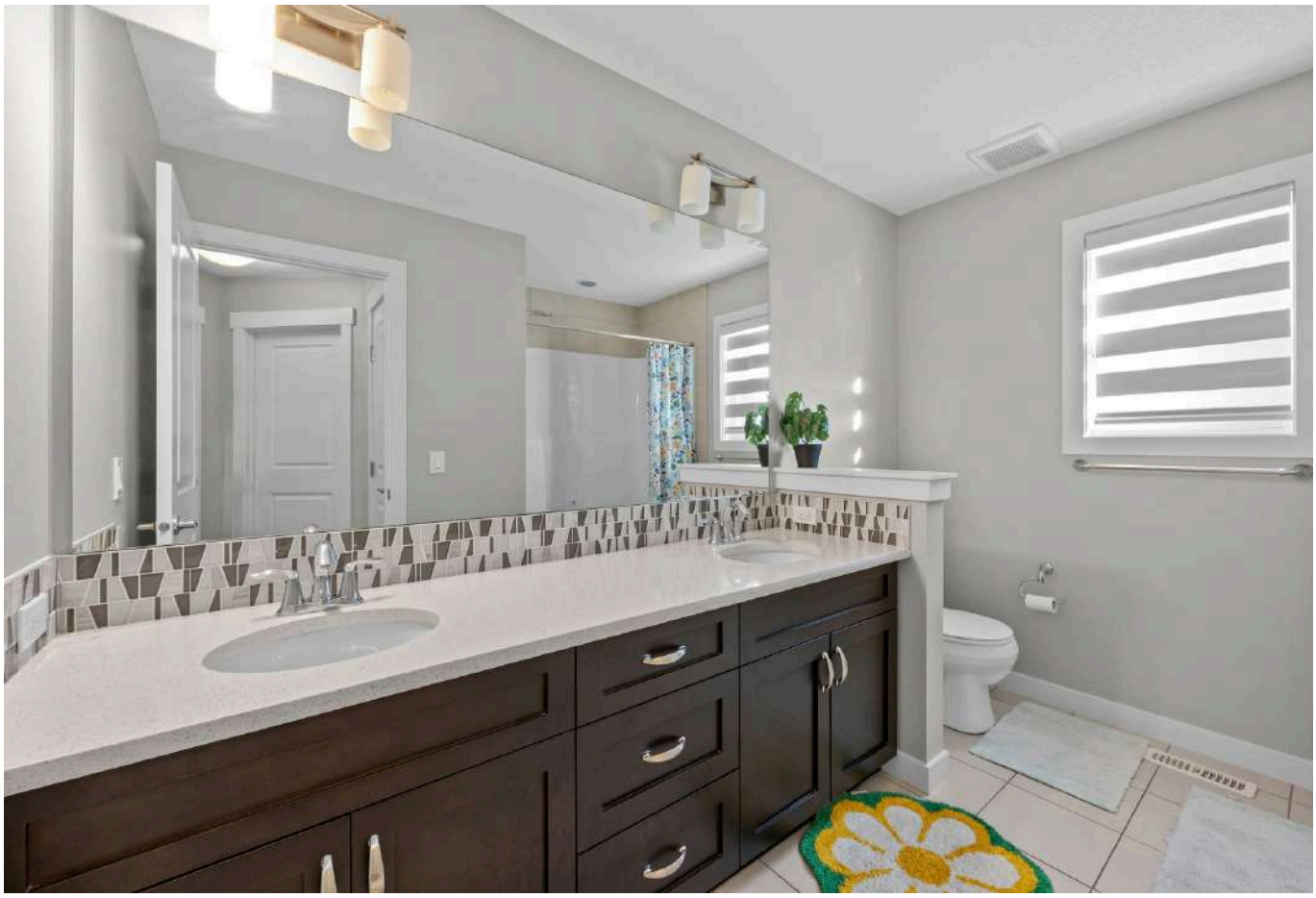






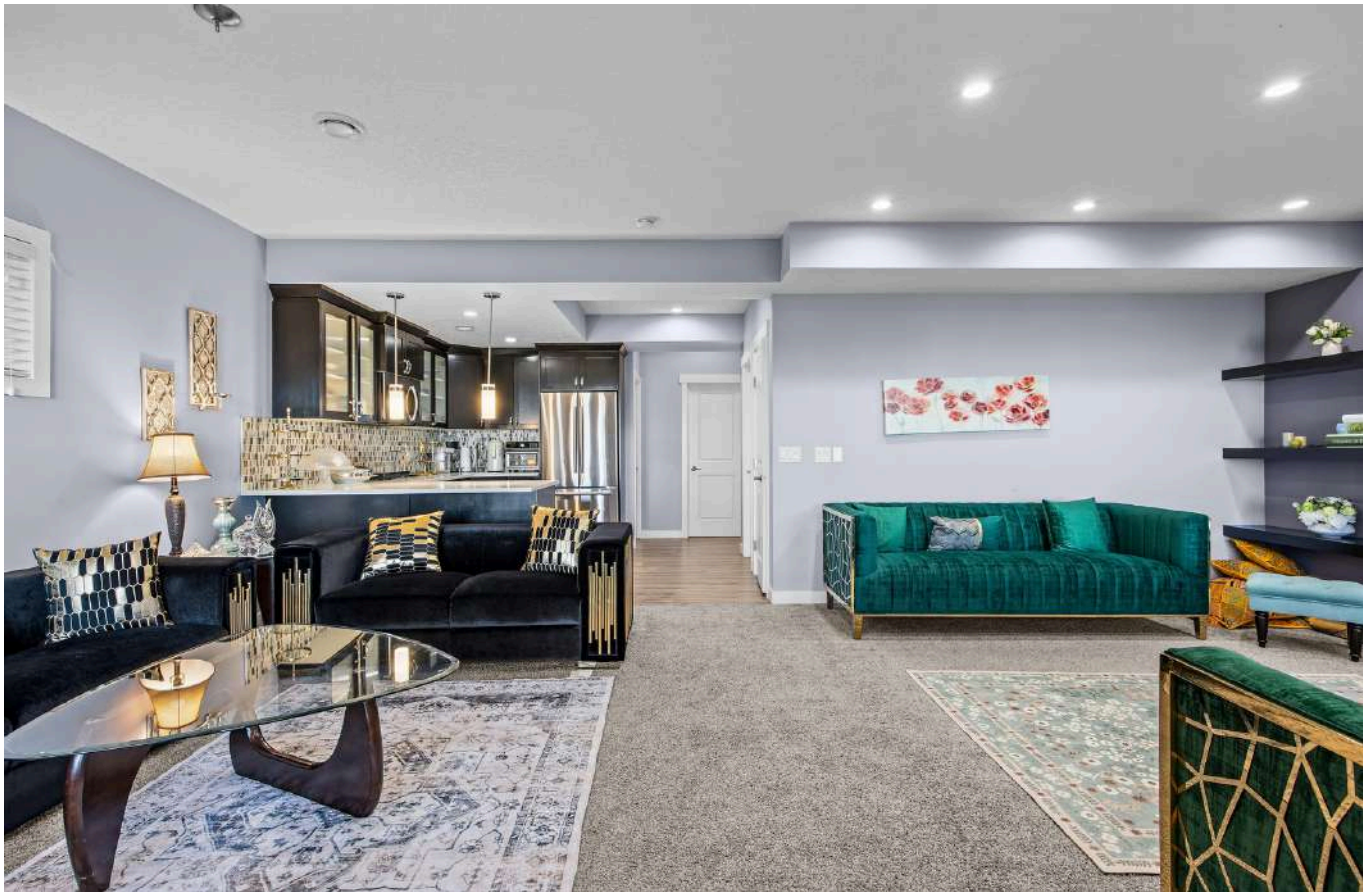


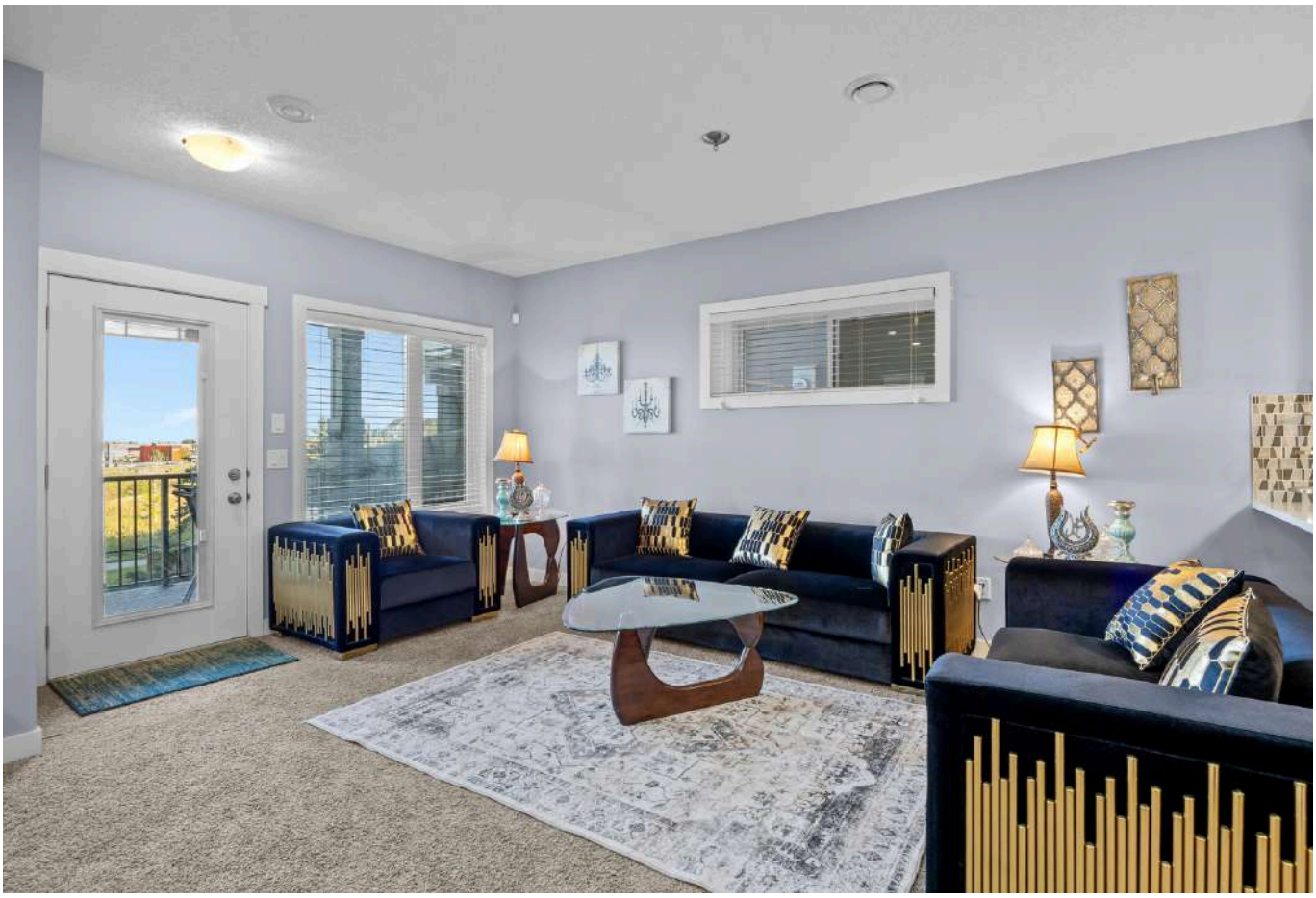




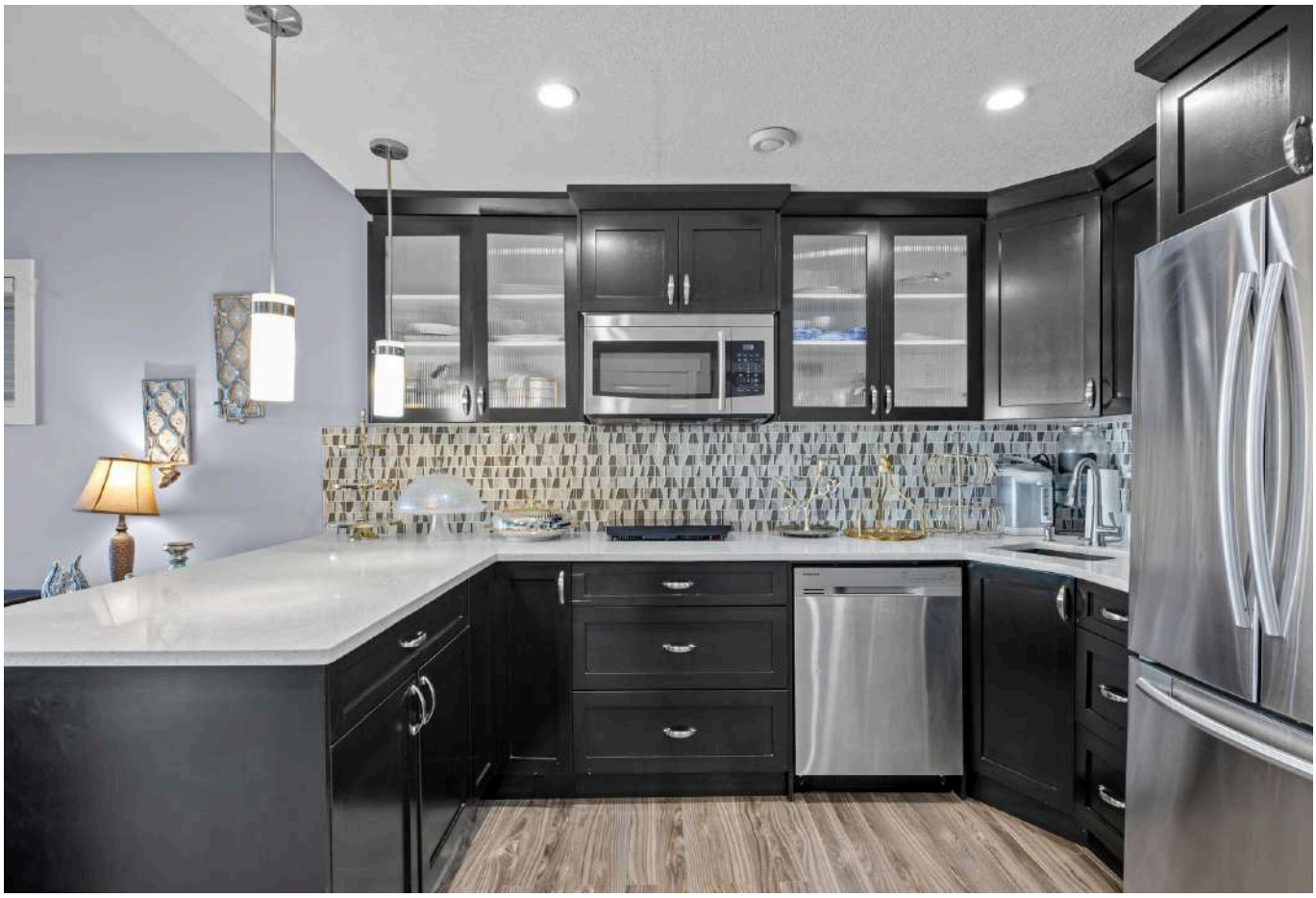








































WELCOME TO

NOLAN HILL



THE **MCKELVIE** GROUP

CALGARY & AREA I **REAL ESTATE**

real
Real Broker

COMMUNITY

WELCOME TO NOLAN HILL

Nolan Hill is a residential neighbourhood in the northwest quadrant of Calgary. Nolan Hill features an extensive pathway system, natural ravines, ponds and parks. This unique community also boasts a water and energy conservation program.This community enjoys easy access to all the amenities including its own community shopping plaza called The Gates of Nolan Hill with shops, restaurants, services and a grocery store. Just moments to the south is Beacon Hill Shopping Centre, with Costco, Goodlife Fitness, Canadian Tire, Shopper's Drug Mart and much more. A short drive to Cross Iron Mills Mall and New Horizon Mall.



Public Transit: It is easy to get around as there are various bus routes throughout the neighbourhood. http://www.calgarytransit.com/schedules-maps

COMMUNITY

NOLAN HILL COMMUNITY ASSOCIATION

https://www.nolanhillca.ca/

FACEBOOK LINK: https://www.facebook.com/NolanHillCommunityAssociation/

The Community Association (CA) is responsible for:

- Organizing and promoting community activities, such as the BBQ, basketball and soccer program
- Encouraging and enabling involvement of residents in issues which affect our community
- Representing the interests of the community in dealing with government and other organizations
- Contributions to the Nolan Hill Social Media.
- The City of Calgary invites our Community Association to make comments regarding any Planning applications and Development permit applications in our neighborhood.



SHOPPING

LOCAL SHOPPING

GATES OF NOLAN HILL -
SHOPPING PLAZA
8 NOLAN HILL BLVD NW
Tenants include: Sobeys, Petro Canada & convenience store, State and Main Pub, DQ, Liquor store, medical, Nolan Hill Pet Hospital and much more.



NOLAN HILL SHOPPING CENTER
720 NOLAN HILL BLVD NW
Tenants Include: a Liquor Store, Pharmacy, restaurants, Ice Cream place, Italian Supermarket and more!



SAGE HILL PLAZA
10 SAGE HILL PLAZA NW
Tenants include: T&T Supermarket, Value Village, Walmart, Tim Hortons, restaurants, Bulk Barn, liquor store, shops, services and more.



WALMART SUPERCENTRE
35 SAGE HILL GATE NW
OPEN: 7AM to 11PM
587-230-8411

BEACON HILL SHOPPING CENTRE
11500 SARCEE TRAIL NW
Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



SHOPPING

SHOPPING close by...



EVANSTON TOWN CENTRE
2060 SYMONS VALLEY PARKWAY NW
Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants, shops and services.



CREEKSIDE SHOPPING CENTRE
12432 SYMONS VALLEY RD NW
Tenants include: The Local Pub, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

CROSSIRON MILLS MALL
261055 CROSSIRON BLVD
ROCKY VIEW NO. 44, A
https://www.crossironmills.com/
Shop, eat, plan and have fun!
Tenants include: Bass Pro Shops, Winners & Homesense, DSW, Indigo, Cineplex, shops, services & restaurants.



NEW HORIZON MALL
260300 WRITING CREEK CRES,
ROCKY VIEW NO. 44, AB
https://newhorizonmall.com/

GROCERY STORES

Sobeys - 8 Nolan Hill Blvd NW #700
Save-On-Foods - 225 Panatella Hill NW
Real Canadian Superstore - 100 Country Village Rd NE
T&T Supermarket - 10 Sage Hill Way NW
Creekside Co-op - 12000 Symons Valley Rd NW
Walmart Super Centre - 35 Sage Hill Gate NW

PARKS & REC





VIVO REC CENTER

11950 Country Village Link NE
Calgary, Alberta T3K 6E3
Phone: 403-532-1013

HOURS:
MONDAY – FRIDAY 5:30 AM – 10:30 PM
SATURDAY & SUNDAY 7:00 AM – 9:00 PM
https://www.vivo.ca/





LIBRARIES

SAGE HILL LIBRARY
19 Sage Hill Passage NW
403-260-2600

THE COUNTRY HILLS LIBRARY
Located in the VIVO Rec Centre

PARKS & REC





SHANE HOMES YMCA

11300 Rocky Ridge Rd NW
Phone: 403-351-6673
Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM
https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/

NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km2 (4.2 sq mi). It the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.
http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx




SERVICES

POLICE

CALL 911 FOR ALL EMERGENCIES.

Calgary Police Service District 7 - Country Hills
11955 Country Village Link NE
Phone: (403) 428-6700

FIRE STATION

CALL 911 FOR ALL EMERGENCIES.

Residential Fire Station No. 40
121 Sage Bank Crescent NW

Hidden Valley Fire Station No. 36
10071 Hidden Valley Dr NW, Calgary

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE
OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

SHELDON M. CHUMIR HEALTH CENTRE
(24 HOURS)
1213 4 St SW
403-955-6200
https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406

WALK-IN CLINICS

NOLAN MEDICAL CLINIC
#402 - 8 Nolan Hill Blvd NW
403-455-5655
http://totalhealthsolutions.ca/nolanhill/

SAGE MEDICAL CLINIC
35, Sage Hill Gate NW (Walmart)
403-776-6186
https://calgaryareadocs.com/clinic/sage-medical-clinic

EVANSTON MEDICAL CLINIC
2060 Symons Valley Pkwy NW #8120
403-454-5580
http://evanstonmedicalclinic.ca/

DENTISTS

CREEKSIDE DENTAL CLINIC
12192 Symons Valley Rd NW #4
403-730-8020
https://www.creeksideclinicdental.com/

SAGE HILL DENTAL
49 Sage Hill Passage NW
587-619-7247
https://sagehilldental.ca/home

COMMUNITY

SERVICES



VETS

NOLAN HILL VET HOSPITAL
8 Nolan Hill Blvd NW #102
403.475.6484
https://nhvh.ca/

SAGE HILL ANIMAL HOSPITAL
116- 65 Sage Hill Plaza NW
403-567-8878
https://sagehillanimalhospital.com/

EVANSTON PET HOSPITAL
2024, 2060 Symons Valley Pkwy NW
587-230-4665
http://evanstonpethospital.com/

NORTH VETERINARY HOSPITAL
OPEN 24 HOURS
4204 4th Street N.W.
403.277.0135
https://vcacanada.com/calgarynorth/

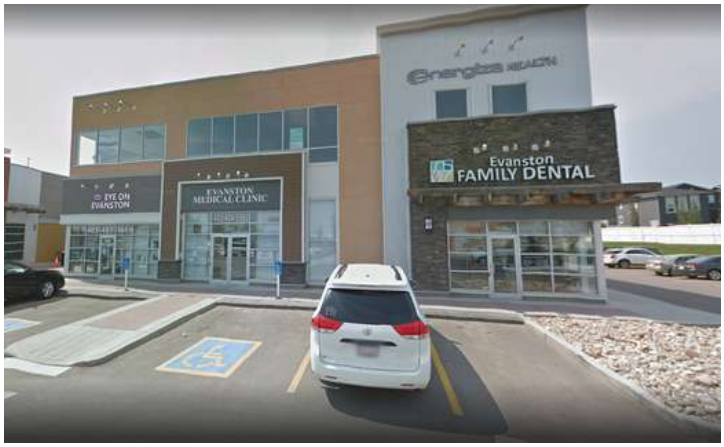
PHYSIO +

EVANSTON PHYSIOTHERAPY AND MASSAGE CLINIC
8210-2060 Symons Valley Pkwy NW
403-455-7666
https://www.evanstonphysio.ca/

SAGE HILL PHYSIOTHERAPY
23 Sage Hill Passage NW
587-535-1230
http://www.sagehillphysio.com/

MOMENTUM HEALTH CREEKSIDE
12192 Symons Valley Rd NW #4
403-239-6773
https://www.momentumhealth.ca/

ENERGIZE HEALTH
8230 - 2060 Symons Valley Pkwy NW
403-455-8220
https://energizehealth.ca/



SCHOOLS

PUBLIC SCHOOLS

Ranchlands School (K-6)
610 Ranchlands Blvd NW
403-777-6350
https://ranchlands.cbe.ab.ca/

H.D. Cartwright School (7-9)
5500 Dalhart Rd NW
403-777-7420
https://hdcartwright.cbe.ab.ca/

Sir Winston Churchill High School (10-12)
5220 Northland Dr NW
403-289-9241
https://sirwinstonchurchill.cbe.ab.ca/

CATHOLIC SCHOOLS

Mother Mary Greene School (K-6)
115 Edenwold Drive NW
403-500-2095
https://mothermarygreene.cssd.ab.ca/

St. Jean Brebeuf School (K-9)
5030 Northland Drive NW
403-500-2046
https://stelizabethseton.cssd.ab.ca/

St. Francis High School (10-12)
877 Northmount Drive NW
403-500-2026
https://stfrancis.cssd.ab.ca/



FRENCH IMMERSION

Varsity Acres (French Immersion) K–6
4255 – 40 Street NW
403-777-6090
https://varsityacres.cbe.ab.ca/

Branton (French Immersion) 7-9
2103 – 20 Street NW
403-777-7440
https://branton.cbe.ab.ca/

William Aberhart (French Immersion) 10-12
3009 Morley Trail NW
403-289-2551
https://williamaberhart.cbe.ab.ca/

St. Luke (French Immersion) K-6
1232 Northmont Drive NW
403-500-2039
https://stluke.cssd.ab.ca/

Madeleine d'Houet (7-9) (French Immersion)
108-22 Ave NW
403-500-2008 Grades 7 – 9
https://madeleinedhouet.cssd.ab.ca/

NOLAN HILL

PRIVATE SCHOOLS

Calgary Waldorf School
https://www.calgarywaldorf.org

Renert School
https://renertschool.ca/

Webber Academy
http://www.webberacademy.ca/

Mountain View Academy
http://mountainviewacademy.ca/

PRE-SCHOOL

Purple Potamus Preschool
& Jr. Kindergarten
780-500 COUNTRY HILLS BLVD. NE
403-567-0249
http://www.purplepotamus.ca/



NOLAN HILL

