

NOLAN HILL

164 NOLANLAKE VIEW NW



Ryan Assen

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themckelviigroup.com



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

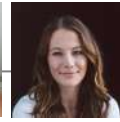
164 NOLANLAKE VIEW NW

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.



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164 Nolanlake View NW Calgary, AB T3R 0W3

Residential

Active

[A2347377](#)

PD:

DOM: 0

LP: \$950,000.00

OP: \$950,000.00

Banner: *Backing Onto A Pond And Greenspace — Nearly 3,500 SqFt On A Quiet Nolan Hill Cul-De-Sac!*



Class: Detached

County: Calgary

Type: House

Levels: Two

Year Built: 2016

LINC#: [0036466126](#)

Arch Style: 2 Storey

Beds on Main: 0

Illegal Suite: 1

Suite Details: Basement

Possession: 30 Days / Neg

Lot Dim:

Front Length: 10.54M 34' 7"

Legal Desc: 1413420;33;30

Legal Pln: 1413420 Blk: 33

Zoning: R-G

Title to Lnd: Fee Simple

Disclosures: No Disclosure

Restrict: None Known

City: Calgary

Subdivision: Nolan Hill

Ttl Beds: 5

F/H Bth: 3/1

RMS SQFT: 2,460.10

LP/SF: \$386.16

Suite: Yes

EnSuites: 1

Legal Suite: 0

Suite Loc: Suite Attached/Within Primary Dwelling

Lot Size: 4596 SF|426.98 SM

Lot Depth: M'

Lot: 30 **Condo:** No

Tax Amt/Yr: \$6,649.00/2026

Loc Imp Amt:

Front Exp: W

Recent Change: **09/25/2026 : NEW**

Public Remarks: 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.

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	Upper: 131.35	Mtr2	1,413.88	SqFt		
								Blw Grade: 90.67	Mtr2	975.94	SqFt		
Garage Dims (L x W):								Total AG: 228.55	Mtr2	2,460.10	SqFt		

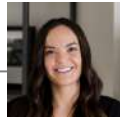
19' 11" x 21' 8"

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:	Aerial Photos, 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		

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HOA: \$100.00/Annually
HOA Include: Amenities w/HOA, See Remarks
Goods Include: Basement Dishwasher, Basement Refrigerator, Basement Microwave, Basement Washer/ Dryer, Gazebo, Shed
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: Garage Door Opener
Goods Exclude: All TV's & TV Mount's
Assoc Amen: Park, Playground

Printed Date: 09/25/2026 10:12:26 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				



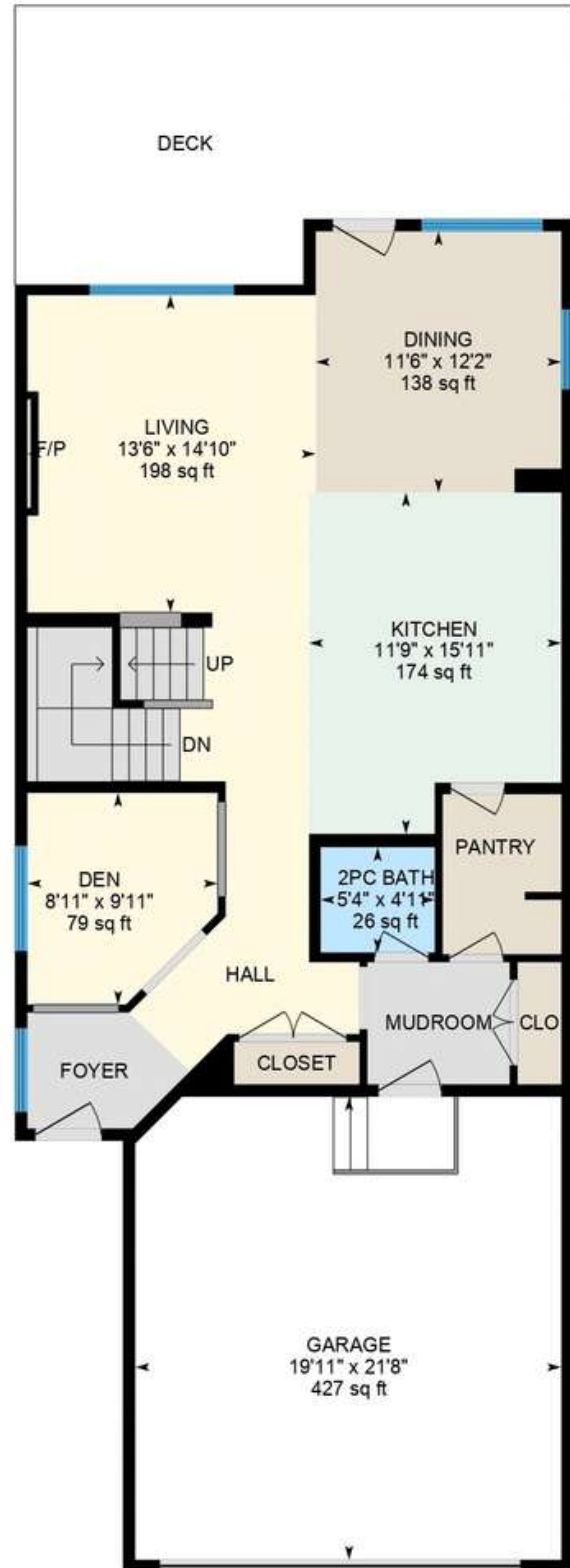
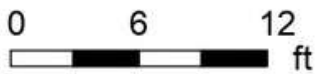
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1046.23 SQ. FT.

INTERIOR AREA:
967.37 SQ. FT.

EXCLUDED AREA:
465.41 SQ. FT.



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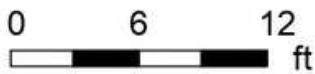
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THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1413.88 SQ. FT.

INTERIOR AREA:
1315.16 SQ. FT.



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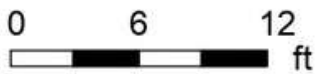
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
975.94 SQ. FT.

INTERIOR AREA:
1899.48 SQ. FT.



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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.

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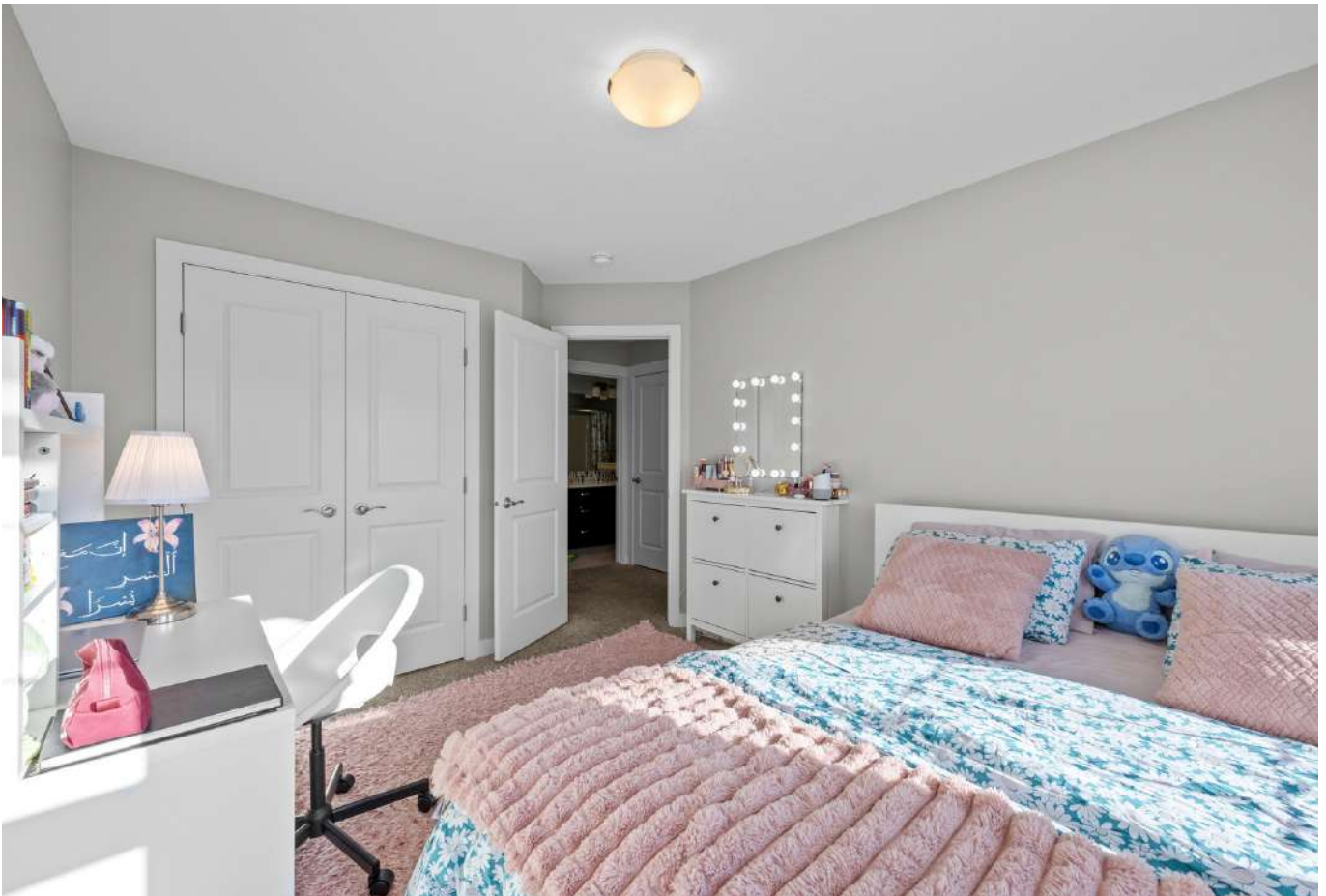
















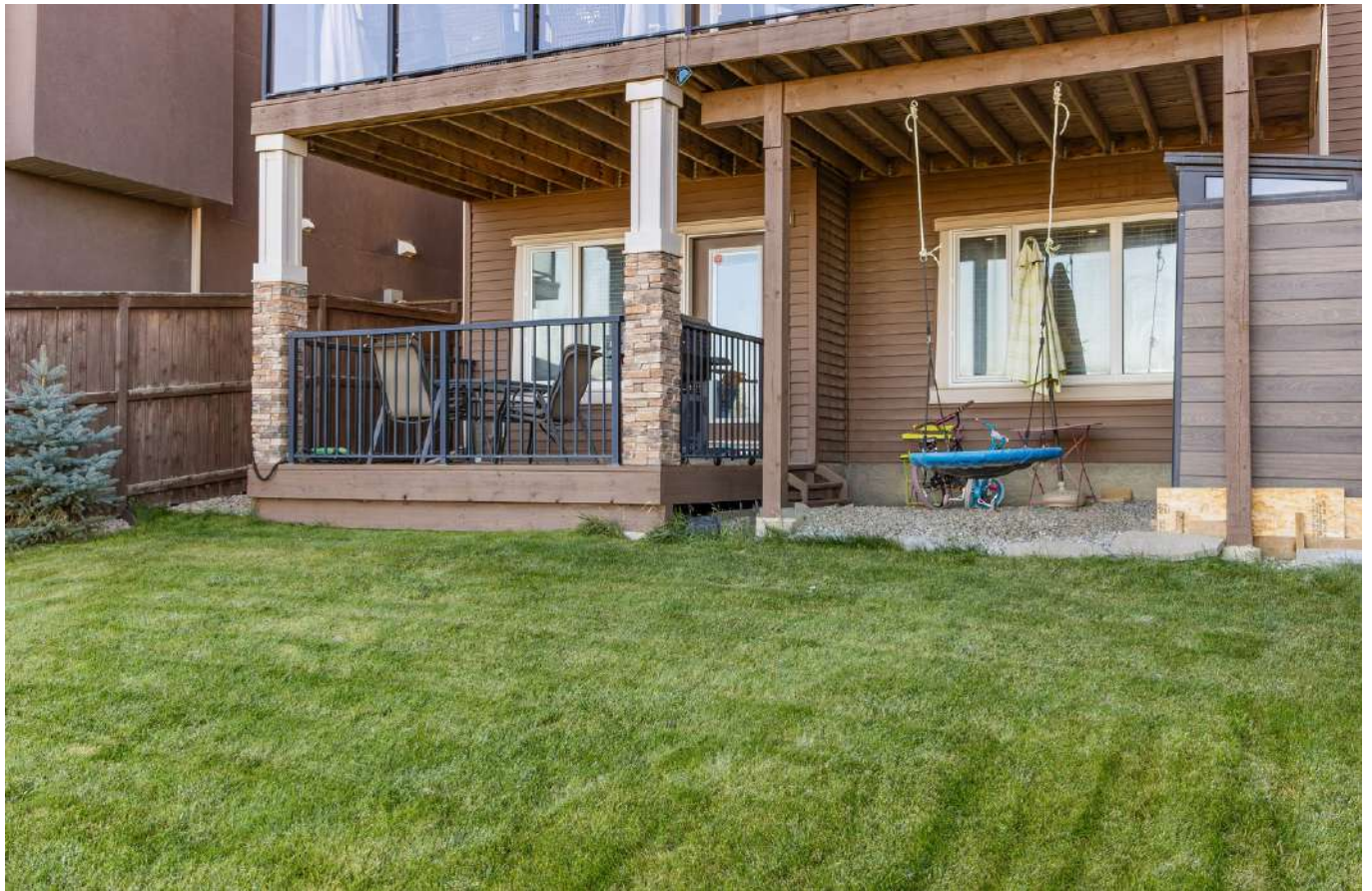




















WELCOME TO

NOLAN HILL



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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 is 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

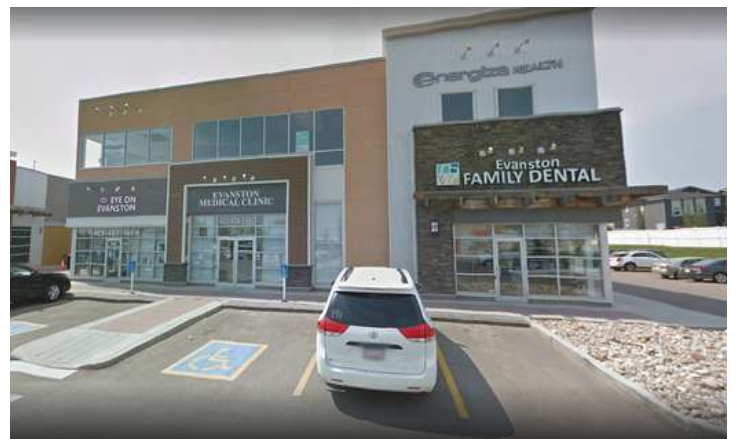
<https://www.momentumhealth.ca/>

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/>



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