# \$649,900 - 35 Nolanlake Cove Nw, Calgary

MLS® #A2244627

## \$649,900

4 Bedroom, 4.00 Bathroom, 1,311 sqft Residential on 0.07 Acres

Nolan Hill, Calgary, Alberta

This is the one. Welcome to 35 Nolanlake Cove NWâ€"where curb appeal, comfort, and convenience come together in one of Calgary's most vibrant northwest communities. From the bold red front door to the fully finished basement, this detached home packs serious value and style into every corner. Step inside and feel the difference. The open-concept main level is made for connectionâ€"whether you're hosting dinner, binge-watching your favourites, or just catching your breath after a busy day. Upstairs, you'II find three bright bedrooms including a private primary retreat with a walk-in closet and a clean, modern ensuite. Downstairs? Fully developed with a flex space, guest bedroom, laundry, and another full bathâ€"ready for whatever you need it to be. But it's not just the homeâ€"it's the location. You're just minutes from the Nolan Hill shopping plaza with Walmart, T&T Supermarket as well as a few other restaurant shops, and all the daily essentials within reach. Quick access to parks, green spaces, and commuter routes makes this spot as practical as it is peaceful. With over 1,800 square feet of developed living space, a detached double garage, and a west-facing backyard ready for late summer nights, this one checks all the boxesâ€"and then some. Schedule your viewing today!







### **Essential Information**

MLS® # A2244627 Price \$649,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,311
Acres 0.07
Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 35 Nolanlake Cove Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0W2

#### **Amenities**

Amenities Other

Parking Spaces 3

Parking Alley Access, Double Garage Detached, Garage Faces Rear, On Street

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 31st, 2025

Days on Market 1

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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.