



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**35 Nolanlake Cove NW**  
**Calgary, Alberta**

**MLS # A2274243**



**\$615,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Looking for a very affordable but a very well maintained detached home? Welcome to 35 Nolanlake Cove NW—where curb appeal, comfort, pristine condition 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 connection—whether you're hosting dinner, binge-watching your favourites, or just catching your breath after a busy day. Upstairs, you'll 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 bath—ready for whatever you need it to be. But it's not just the home—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 boxes—and then some. Schedule your viewing today!