

# \$922,000 - 111 Nolanshire Green Nw, Calgary

MLS® #A2226365

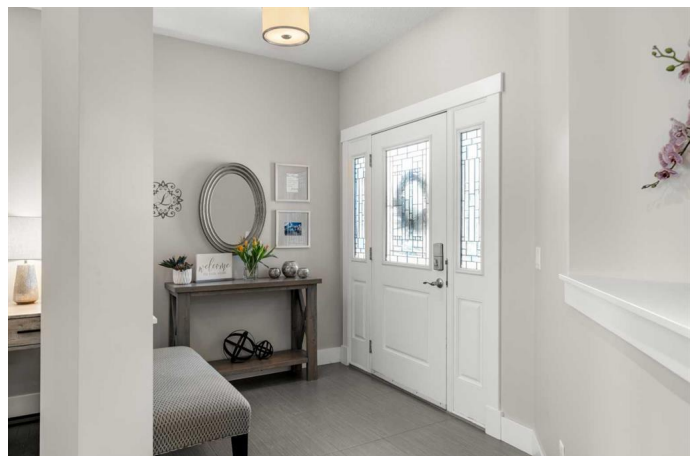
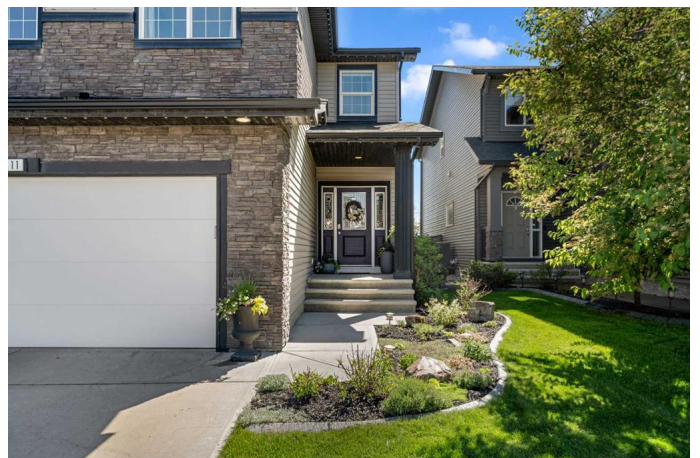
**\$922,000**

4 Bedroom, 4.00 Bathroom, 2,532 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Welcome to 111 Nolanshire Green NW – A beautifully maintained and move-in ready family home in the heart of Nolan Hill. This fully finished two-storey home offers over 2,500 sq.ft. of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, and countless upgrades throughout. Step inside to a spacious foyer that opens to the bright front den – perfect for a home office or study space. The open-concept main level is filled with natural light from the oversized east-facing windows, highlighting the gleaming hardwood floors, a warm designer palette, and clean, contemporary design. At the heart of the home is the stunning kitchen, purpose-built for family gatherings and everyday convenience, featuring full-height cabinetry, quartz countertops, stainless steel appliances, a designer tile backsplash, and a large center island with undercount granite sink and seating for casual meals. A walk-through pantry offers ample storage and connects seamlessly to a mudroom with custom cabinetry and access to the double attached garage, which is finished with epoxy floors and built-in storage. The inviting living room centers around a custom stone gas fireplace, creating a cozy space for relaxing or entertaining. Just off the dining area, step out onto a two-tier composite deck with gas hookups for your BBQ and firetable, overlooking a beautifully landscaped, east-facing backyard with mature trees, a full irrigation system, and privacy. Upstairs, you'll



find a luxurious primary suite complete with a bright ensuite featuring dual vanities, a deep soaker tub, and a walk-in glass shower. The connected walk-through closet leads directly to a spacious laundry room with built-in storage, sink and hanging racks—a practical and well-designed family feature. Two additional generously sized bedrooms, each with walk-in closets, a 5-piece bathroom, and a bright bonus room perfect for movie nights or playtime complete the upper level. The fully finished basement adds even more versatility with a fourth bedroom, full bathroom, and a massive recreation area ideal for games, workouts, or teen hangouts. This home comes loaded with thoughtful upgrades including central air conditioning, Gemstone exterior lighting, custom Hunter Douglas window coverings, designer light fixtures, new shingles and siding (2025), and more. Located just minutes from walking paths, parks, schools, grocery stores, and the Beacon Hill shopping complex—including Costco—this home also offers quick access to Stoney Trail for easy commutes downtown or to the mountains. Plus, with future schools on the way, including a Catholic K-9 school breaking ground this summer, this is a home your family can grow into for years to come.

Built in 2013

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226365  |
| Price          | \$922,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,532     |
| Acres          | 0.10      |
| Year Built     | 2013      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 111 Nolanshire Green Nw |
| Subdivision | Nolan Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0P9                 |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | None                                                                                   |
| Parking Spaces | 4                                                                                      |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, See Remarks |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                              |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Mantle, Stone                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                                               |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Other, Private Yard   |
| Lot Description   | Landscaped, Lawn, Many Trees, Street Lighting |
| Roof              | Asphalt Shingle                               |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 26             |
| Zoning         | R-G            |
| HOA Fees       | 125            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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