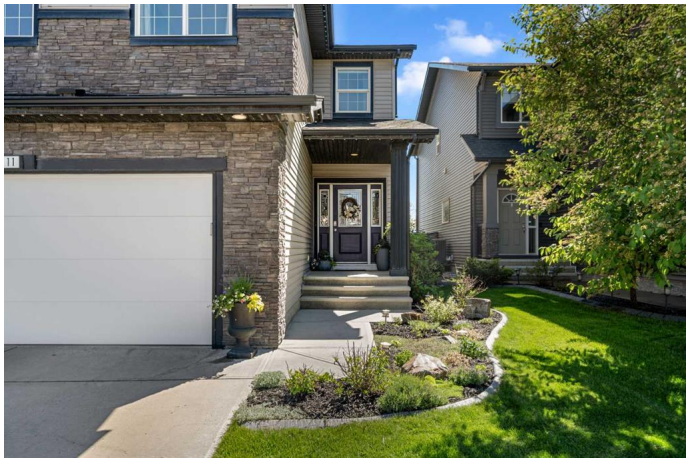
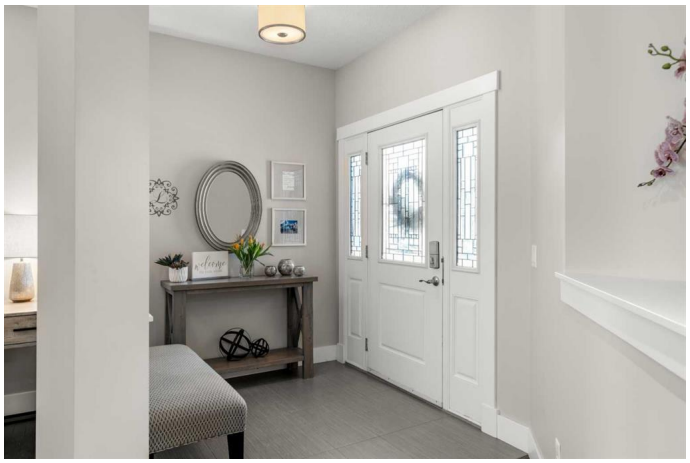
$922,000 - 111 Nolanshire Green Nw, Calgary

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 â€“ 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 denâ€”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 racksâ€”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 complexâ€”including Costcoâ€”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 Kâ€“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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