\$749,900 - 212 Nolanshire Point Nw, Calgary

MLS® #A2213213

\$749,900

3 Bedroom, 3.00 Bathroom, 2,240 sqft Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

Perfect Home for the growing family, must see this over 2200 square feet home that truly is Pride of Ownership and with tons of recent upgrades. This home is located on the quiet Crescent in Nolan Hill. Open floor plan with 9 foot ceilings, Spacious and upgraded Kitchen with tons of cabinetry, large Island with Granite countertops, upgraded Fridge and Stove (within last 2 years). Opens to the large Dining Nook, patio doors to the newer Covered Deck with stairs to the backyard and patio. Living Room with the Fireplace and big windows is perfect for entertaining with friends and families. Main floor Den is perfect for home office. Newer Vinyl Plank flooring throughout the main level, and in the Bonus Room and Primary Bedroom on upper level. Large Primary Bedroom with deluxe Ensuite, double soaker tub and separate Shower, 2 vanity sinks, and walk-in closet. 2 other good sized bedrooms, Laundry Room and the huge Bonus Room to relax that completes the upper level. Upgrades include: Air conditioning, Heated garage, newer Hot water tank, Window shutters with remote for the windows and the Patio doors for security when you go on an extended holiday. The fenced and nicely landscaped SE backyard is great for your family gathering, BBQ gas hook up on Covered Deck with composite boards. Exposed Aggregate driveway and walkway, extensive use of stone in the exterior really enhance the Estate quality of this home. Nolan Hill is a desirable neighbourhood for







families, close to Beacon Hills Shopping Centre, T & T Supermarket and Walmart on Shaganappi Trail. Don't miss it.

Built in 2012

Essential Information

MLS® # A2213213 Price \$749.900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,240 Acres 0.11 Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 212 Nolanshire Point Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0P5

Amenities

Amenities None Parking Spaces 2

Parking Double Garage Attached, Heated Garage, Aggregate

of Garages 2

Interior

Interior Features Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking

Home, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025

Days on Market 1

Zoning R-G

HOA Fees 105

HOA Fees Freq. ANN

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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.