

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

MLS® #A2213213

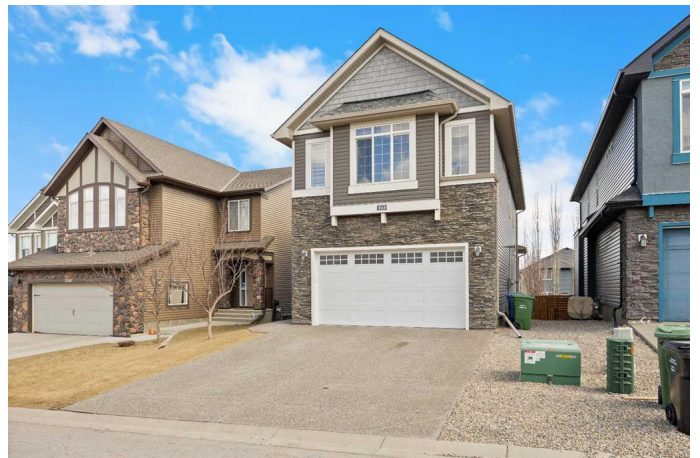
**\$749,900**

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	3
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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