

\$849,900 - 15 Nolanshire Crescent Nw, Calgary

MLS® #A2256901

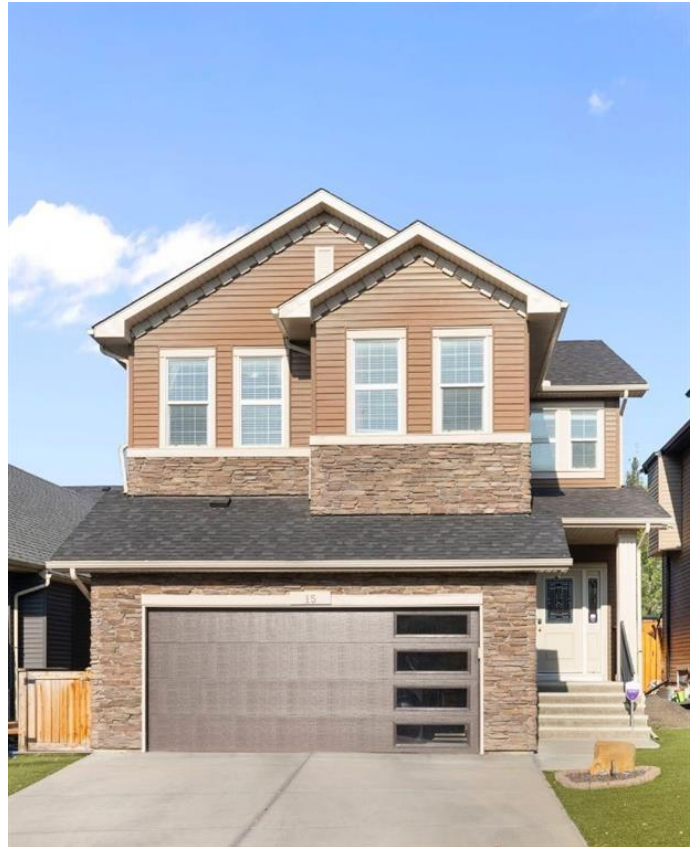
\$849,900

4 Bedroom, 4.00 Bathroom, 2,547 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Look no further. You have found the one you have been looking for! This charming home in Nolanhill combines elegance and timeless style with everyday functionality. Tucked away on a quiet street, it is bursting with curb appeal, this home is part of the vibrant, family-friendly community of Nolan Hillâ€”offering pathways, parks, quick access to everyday amenities, and a new school that is already underway. From the moment you step inside, the bright foyer opens to a main floor made for connection. A front flex room can be whatever your family needsâ€”homework space, playroom, or an officeâ€”while the open-concept living area keeps everyone together. At the heart of the home, the chefâ€™s kitchen makes both weeknight dinners and weekend entertaining a joy. The expansive island anchors the space with both beauty and purposeâ€”inviting connection, conversation, and everyday living. Offering upgraded stainless steel appliances, sleek granite counter tops, and a large walk-through pantry to keep everything organized. The dining area flows seamlessly into the living room, where the stone fireplace sets the scene for cozy nights. The upper level offers a spacious bonus room that is the perfect family hangout spot, while the primary suite is designed as a relaxing retreat. The spa-like ensuite features dual sinks, a deep soaker tub, and an oversized shower, while the walk-in closet connects directly to the upper-level laundry roomâ€”making chores



quicker and mornings smoother. Two additional bedrooms, each with their own walk-in closet, and a 5-piece family bath round out this floor with comfort and elegance for everyone. Downstairs, the fully finished basement adds even more space for family time and entertaining. A large rec boasts a custom stone feature wall and the bar is perfect for game nights or movie marathons, while a fourth bedroom and stylish bathroom offer privacy for guests or growing family. You will love spending your summers relaxing and unwinding instead of doing yardwork with maintenance-free landscaping, a composite deck-all while keeping cool with the central air conditioning. The home also offers a new roof providing years of worry free living. Every detail has been thoughtfully planned to give your family the space, comfort, and freedom to enjoy more time together.

Built in 2013

Essential Information

MLS® #	A2256901
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,547
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	15 Nolanshire Crescent Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0P7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2



Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2025
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

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