

# \$1,285,000 - 269 W Nicklaus Avenue, Kalispell

MLS® #30058457

**\$1,285,000**

3 Bedroom, 3.00 Bathroom, 2,207 sqft

Residential on 0.21 Acres

GLACIER VILLAGE GREENS, Kalispell, MT

Located on the 13th hole of Village Greens Golf Course, this custom-built 2022 home combines thoughtful design with low-maintenance luxury. The single-level, 2,207 sq ft layout is ADA-compliant and filled with natural light from large windows overlooking the fairway. Finishes include custom cabinetry, quartz countertops, and elegant chandeliers in the main living areas. The open-concept floor plan connects the kitchen, dining, and living spaces, creating an inviting flow for entertaining or relaxing at home. The primary suite features a walk-in tile shower, double vanity, and generous storage, while two additional bedrooms and a separate office or den provide flexibility for guests or work. Outside, low-maintenance water features complement the landscaped yard and covered patio, offering a peaceful place to unwind. A finished double-car garage completes the package. Just minutes from downtown Kalispell, Logan Health Medical Center, shopping, and 30 minutes from Glacier National Park.



Built in 2022

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 30058457    |
| Price     | \$1,285,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,207                   |
| Acres          | 0.21                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Modern, Ranch           |
| Status         | Active                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 269 W Nicklaus Avenue  |
| Subdivision | GLACIER VILLAGE GREENS |
| City        | Kalispell              |
| County      | Flathead               |
| State       | MT                     |
| Zip Code    | 59901                  |

### Amenities

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Game Court Exterior, Clubhouse, Meeting Room, Management, Picnic Area, Playground, Park, RV Parking |
| Utilities    | Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available         |
| Features     | Clubhouse, Golf, Playground, Park, Street Lights, Sidewalks                                                           |
| Parking      | Additional Parking, Garage, Golf Cart Garage, Garage Door Opener, Heated Garage, On Street                            |
| # of Garages | 2                                                                                                                     |
| Garages      | Attached                                                                                                              |
| View         | Park/Greenbelt, Golf Course, Mountain(s), Residential                                                                 |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Air Filtration, Wet Bar                                            |
| Appliances        | Dryer, Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer |
| Heating           | Forced Air, Gas                                                    |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| # of Stories      | 1                                                                  |
| Stories           | One                                                                |

Basement                      None

**Exterior**

Roof                              Asphalt  
Construction                Board & Batten Siding, Wood Frame  
Foundation                  Poured, Slab

**School Information**

District                        District No. 5

**Additional Information**

Date Listed                    October 9th, 2025  
Days on Market              4  
Zoning                          Residential  
HOA Fees                      180  
HOA Fees Freq.              Semi-Annually