# \$618,888 - 172 Panorama Hills Place Nw, Calgary

MLS® #A2263917

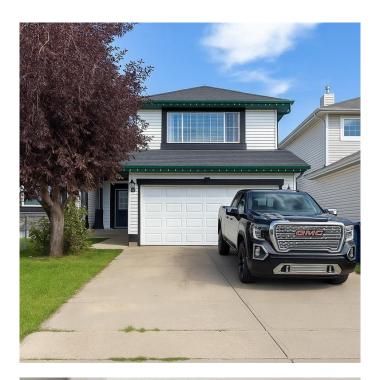
### \$618,888

3 Bedroom, 4.00 Bathroom, 1,654 sqft Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to this 3 Bedrooms home with developed walkout basement on a massive lot in Panorama Hills! Great for first time home buyers or Investors | Enjoy brand-new vinyl plank flooring on the main level the livingroom boasts a dramatic 17-foot vaulted ceiling and a gas fireplace. The spacious kitchen includes a central island and a large window, while the sunny nook provides access to the deck. A mudroom/laundry room and a half bath complete this level. Upper Level: The master retreat offers a serene 9-foot ceiling, his-and-her closets, and a 3-piece ensuite bath. The additional two bedrooms and a full bath are on the other side of the house ensure ample space for family and guests. Developed Walkout Basement: The fully developed illegal basement suite features a separate entrance. a full kitchen, a family room, a den, and a 4-piece full bath. Currently rented for \$1395 per month, this space adds significant versatility to the home. Outdoor Living: The south-facing fenced backyard includes a deck and patio area, perfect for enjoying sunny days and outdoor gatherings. New Equipment in the property such as Furnance, Air Conditioner, Water Heater and Water Treatment System.

Prime Location: Located just steps from the bus stop on Country Hills Blvd, and conveniently close to schools, golf courses, parks, shopping centers, cinemas, Vivo Rec Centre, and other amenities. Easy access to Country Hills Blvd, Beddington Trail NW, and





Stoney Trail NW. Don't miss the opportunity to own this beautifully upgraded home in a desirable location.

#### Built in 1997

## **Essential Information**

MLS® # A2263917 Price \$618,888

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,654 Acres 0.11 Year Built 1997

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 172 Panorama Hills Place Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 4N5

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Instant Hot

Water

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite, Walk-Or

#### **Exterior**

Exterior Features Balcony, Private Yard Lot Description Back Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 10th, 2025

Days on Market 21

Zoning R-G

HOA Fees 110

HOA Fees Freq. ANN

# **Listing Details**

Listing Office VIP Realty & Management

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