

# \$669,000 - 172 Panorama Hills Place Nw, Calgary

MLS® #A2248442

**\$669,000**

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® #	A2248442
Price	\$669,000
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-Out



## 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	August 13th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	110
HOA Fees Freq.	ANN

## Listing Details

Listing Office	VIP Realty & Management
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