

\$1,245,000 - 95 Panorama Hills View Nw, Calgary

MLS® #A2254919

\$1,245,000

5 Bedroom, 4.00 Bathroom, 2,412 sqft

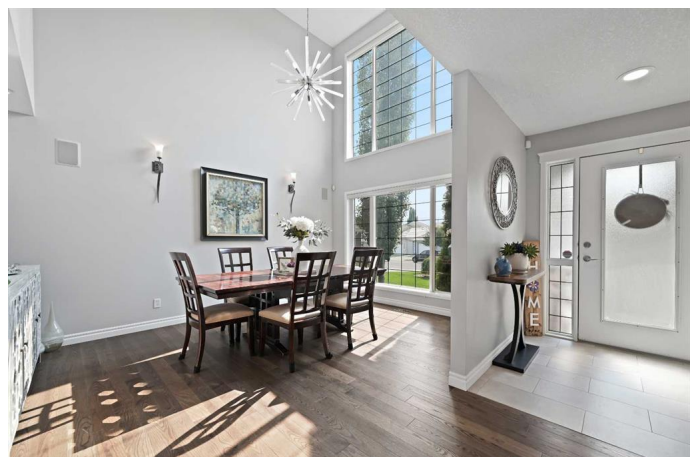
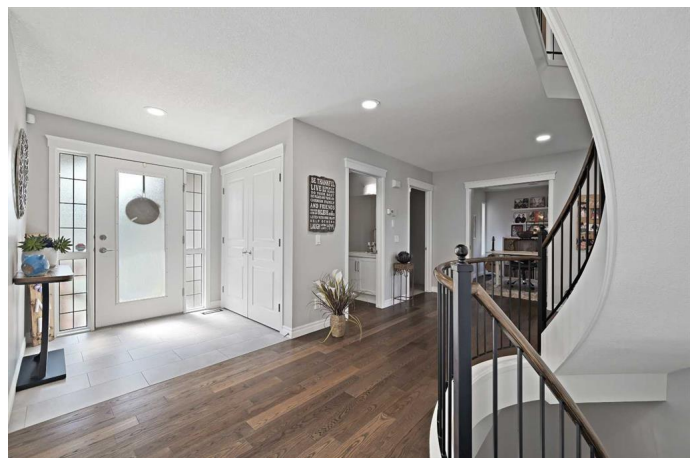
Residential on 0.13 Acres

Panorama Hills, Calgary, Alberta

Welcome to 95 Panorama Hills View NW, an exquisite 2,412 sq. ft. custom-built two-story home with a professionally developed 1,073 sq. ft. basement, perfectly situated on a 40' wide footprint and backing onto a park and tot lot. From the moment you step inside, you will be impressed by the grand curved staircase, soaring open-to-below design, and abundance of natural light flowing throughout the home.

The main floor showcases two breathtaking 17' ceilings over the formal dining room and living room, creating a sense of openness and elegance rarely found. The renovated kitchen is a true highlight, featuring crisp white cabinetry, a massive quartz island, stainless steel appliances, corner pantry, and seamless flow into the dining and living spaces. The formal dining room offers an ideal space for hosting guests, and the living room features a striking 17' gas fireplace with a full-height cultured stone facade. A private main floor den with reeded glass sliding doors, hardwood & tile flooring, a renovated laundry room with built-in cabinetry and a tiled dog shower complete this level.

Upstairs you'll find three oversized bedrooms, including the luxurious primary suite with a spa-inspired 5-piece ensuite and walk-in closet. The professionally developed lower level expands the living space with a huge family and recreation room, two additional large bedrooms, a full 3-piece bathroom, and a generous utility/storage room



â€” perfect for extended family living situations, or hosting guests.

The rear yard, adjoining both a park and a children's tot lot, features a spacious patio, an extended privacy wall, professional landscaping, and a modern underground sprinkler system installed in 2021. The insulated double attached garage with built-in shelving provides functionality and convenience.

This home has been meticulously maintained with thoughtful updates including A/C and new furnace (2018), gemstone lights (2021), soft water system (2021), washer & dryer (2022), updated in-floor heating (2024), tankless water heater (2024), new fridge (2024), cedar shake maintenance (2025-pending), and partial gutter/spout repairs (2025-pending). Additional features include custom blinds, newer toilets, home security hardware and more â€” ensuring comfort and peace of mind.

Enjoy walking paths, parks, and both public and Catholic schools right within the community. Shopping, restaurants and quick access to main north/south and east/west traffic routes. A rare opportunity in sought-after Panorama Hills, this residence blends timeless craftsmanship with modern upgrades, offering both elegance and practicality for the discerning buyer.

Built in 2001

Essential Information

MLS® #	A2254919
Price	\$1,245,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,412
Acres	0.13

Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Panorama Hills View Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5B8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, Pie Shaped Lot, Underground Sprinklers, Interior Lot, Treed
Roof	Cedar Shake

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	29
Zoning	R-G
HOA Fees	110
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.