

# \$1,099,000 - 95 Panorama Hills View Nw, Calgary

MLS® #A2254919

**\$1,099,000**

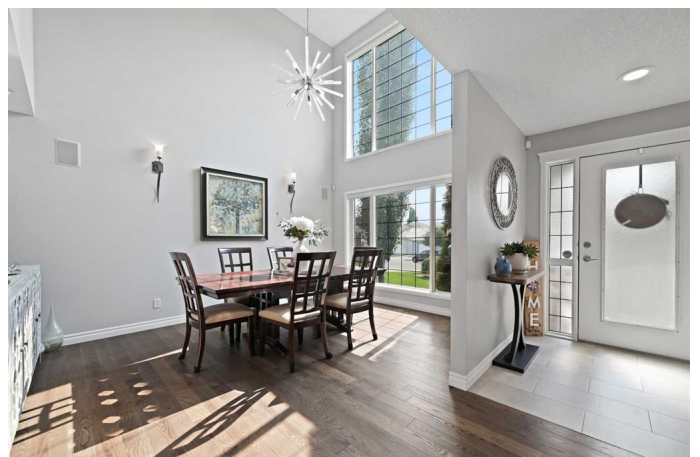
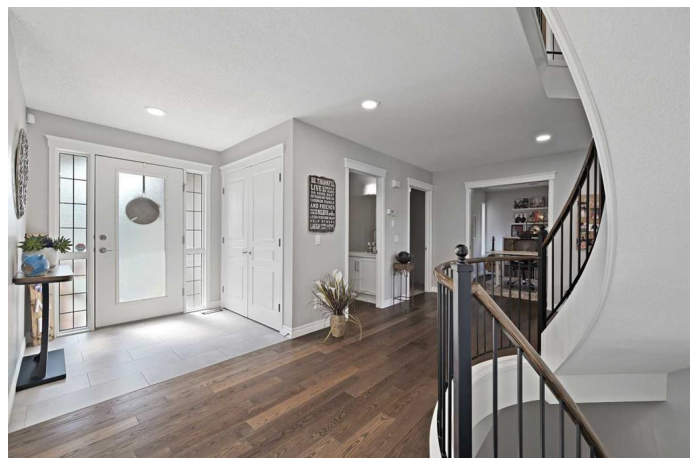
5 Bedroom, 4.00 Bathroom, 2,412 sqft

Residential on 0.13 Acres

Panorama Hills, Calgary, Alberta

\* OPEN HOUSE SATURDAY, OCT 25 FROM 12:00pm-3:00pm \* 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),, and partial  
gutter/spout repairs (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          | \$1,099,000 |
| 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), Tankless Hot Water, Wired for Sound |
| 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          | Full                                                                                                                                                                                              |

### Exterior

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

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 54                   |
| Zoning         | R-G                  |
| HOA Fees       | 110                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

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

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