

\$1,050,000 - 25 Panorama Hills Heights Nw, Calgary

MLS® #A2243199

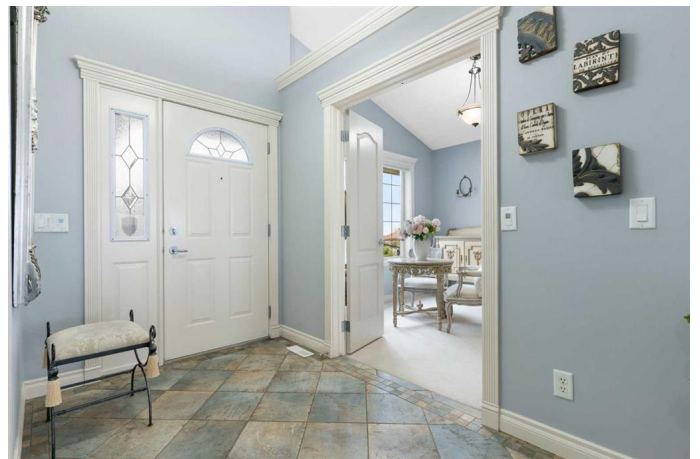
\$1,050,000

4 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

Welcome to 25 Panorama Hills Heights NW – a beautifully maintained, custom-built walkout bungalow backing onto greenspace with sweeping, unobstructed views of Nose Hill, Symons Valley, and Country Hills Golf Course. Nestled on a quiet street in prestigious Panorama Hills Estates, this air-conditioned home offers over 2,800 sq. ft of open-concept main floor living and a fully developed walkout basement. Step inside to soaring 14-ft vaulted ceilings, expansive windows, and rich Brazilian cherry hardwood flooring. The main level features a wide-open living space, dining area, and a professionally designed kitchen complete with custom maple cabinetry, “Mother of Pearl” granite countertops, pot drawers, pantry with pullouts, and stainless-steel appliances including a glass cooktop, double ovens, and 2021 microwave. The spacious living room is flooded with natural light from floor-length windows on the south and west, and centers around a stunning gas fireplace with granite surround and custom maple/Brazilian wood inlay. A renovated upper deck with metal and glass railing spans the rear of the home – perfect for enjoying west-facing sunsets. The primary retreat offers a bay window with expansive views, a 4-piece ensuite with jetted tub, quartz-topped maple vanity, walk-in shower, and walk-in closet. Also, on the main level are a bright east-facing den, a second bedroom with a full bath ideal for guests, and a main floor laundry with 2019 front loader washer &



dryer. The fully developed walkout basement features in-floor heating, a large family room with custom maple wall unit, a queen-sized bedroom with 4-piece ensuite and walk-in closet, and a third queen sized bedroom. A fourth bedroom is currently being used as a home office. Gym leads to a generous storage/workroom area including a cedar closet and utility sink. Outside, the professionally landscaped yard (\$100,000 investment) includes irrigation, raised stone flowerbeds, and a concrete patio. A chain-link fence frames the breathtaking 180° valley views. Enjoy both morning coffee on the east-facing patio and evening sunsets from the upper deck.

This beautiful home also includes Air conditioner, Vortex water filtration system, built in overhead speakers, custom Hunter Douglas up/down honeycomb blinds, ADT security system with 2 cameras and a monitor, garage door openers, 50-year Malarkey roof (2020), 75-gallon hot water tank (2024), and lastly a Radon Mitigation System (2025). The oversized 24' x 23' double garage is fully insulated, drywalled, and offers high ceilings and abundant storage. This is a rare opportunity to own a one-of-a-kind, meticulously cared-for estate home in one of NW Calgary's most sought-after communities—close to parks, schools, golf, and major roadways. Truly a must-see!

Built in 2002

Essential Information

MLS® #	A2243199
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,549

Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	25 Panorama Hills Heights Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5P1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Views

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.