

# \$670,000 - 36 Panorama Hills Manor Nw, Calgary

MLS® #A2237492

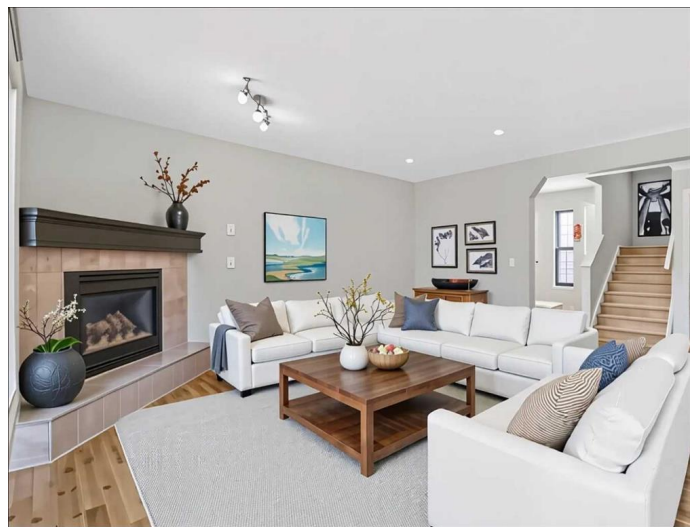
**\$670,000**

4 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to 36 Panorama Hills Manor NW â€” A Hidden Gem in One of Calgaryâ€™s Most Desired Communities! This impeccably maintained two-story home presents exceptional value and an unbeatable location in the heart of Panorama Hills Estates. Built in 2000 and cherished by its second owner, this residence showcases pride of ownership with thoughtful upgrades and a warm, inviting atmosphere. Move-in ready and crafted for longevity, it features a new roof (2025) and repaired siding (2025). Inside, youâ€™ll discover a practical and spacious layout. The main floor boasts an open-concept design that is both functional and inviting, complete with Australian Cypress hardwood flooring and a cozy fireplace, perfect for those chilly winter nights. Upstairs, you'll find three bedrooms and two full bathrooms, including a generous primary suite. The bonus room offers flexible options for a home office, media room, or play area. The finished basement enhances your living space with a third full bathroom, a large recreational area, and the potential for a fourth bedroom â€” ideal for guests, teens, or extended family. Outside, the northwest-facing backyard provides a blend of sun and shade on the deck throughout the day. The oversized garage offers plenty of space for vehicles, tools, and extra storage. Conveniently located just steps from the Country Hills Golf Course and near beautiful walking paths, excellent schools, a plethora of shops, a fantastic recreation center, and movie theatres â€” this



location truly has it all! Don't miss the opportunity to own this remarkable home in a vibrant, family-friendly neighborhood.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237492    |
| Price          | \$670,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,791       |
| Acres          | 0.11        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 36 Panorama Hills Manor Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 5K6                    |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                    |

|                 |                                                         |
|-----------------|---------------------------------------------------------|
|                 | Fan, Refrigerator, Washer, Window Coverings, Humidifier |
| Heating         | Forced Air, Natural Gas, Fireplace(s)                   |
| Cooling         | None                                                    |
| Fireplace       | Yes                                                     |
| # of Fireplaces | 1                                                       |
| Fireplaces      | Family Room, Gas, Mantle, Decorative, Tile              |
| Has Basement    | Yes                                                     |
| Basement        | Finished, Full                                          |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                               |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                            |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Zoning         | R-G             |
| HOA Fees       | 50              |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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