

# \$715,000 - 36 Panorama Hills Manor Nw, Calgary

MLS® #A2210168

**\$715,000**

3 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

**\*\*OPEN HOUSE Sunday May 4th 2-4pm\*\***

Welcome to 36 Panorama Hills Manor NW â€“ A Rare Find in One of Calgaryâ€™s Most Sought-After Communities! This beautifully maintained 2-storey home offers exceptional value and an unbeatable location in the heart of Panorama Hills Estates. Built in 2000 and lovingly cared for by its second owner, this home truly reflects pride of ownership with thoughtful updates and a warm, welcoming feel. This home is move-in ready and built to last. New Roof(2025), Repaired siding (2025) Inside, you'll find a functional and spacious layout. The main floor features an open-concept design that is both functional and inviting, with Australian Cypress hardwood flooring throughout and a cozy fireplace for chilly winter evenings. This home also features 3 bedrooms and 2 full bathrooms upstairs, including a generous primary suite. The bonus room offers a versatile space for a home office, media room, or play area. The finished basement adds even more living space with a third full bathroom, a large recreational area, and the potential for a fourth bedroom â€“ perfect for guests, teens, or extended family. Outside, the backyard faces northwest, providing both sun and shade on the deck throughout the day. The over-sized garage offers ample room for vehicles, tools, and extra storage. Situated just steps from the Country Hills Golf Course, and close to beautiful walking pathways, great schools, tons of shops, a fantastic rec centre, and movie



theatres – this location truly has it all!  
Don't miss your chance to own this  
incredible home in a vibrant, family-friendly  
neighbourhood.

Built in 2000

**Essential Information**

MLS® #	A2210168
Price	\$715,000
Bedrooms	3
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
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 10th, 2025
Days on Market	26
Zoning	R-G
HOA Fees	50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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