

\$899,000 - 264 Panamount Hill Nw, Calgary

MLS® #A2195696

\$899,000

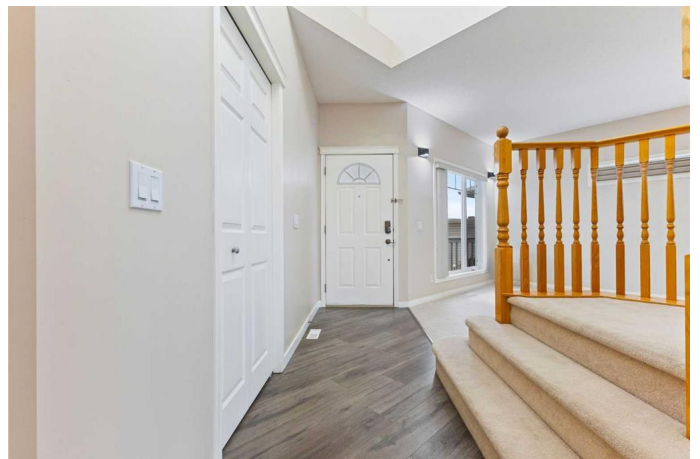
6 Bedroom, 4.00 Bathroom, 2,480 sqft
Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE - SATURDAY & SUNDAY,
March 1-2, 2025 (12:00 PM - 4:00 PM).

Perched atop a scenic hill, this extraordinary home offers breathtaking panoramic views, creating an unparalleled backdrop for luxury living. The walkout basement design seamlessly integrates with the natural surroundings, enhancing both the beauty and functionality of this remarkable residence. Located in a highly sought-after neighborhood, this home is just a short walk from top-rated schools, premier fitness centers, major shopping destinations, fine dining, transit, and entertainment, ensuring an effortless and vibrant lifestyle. Designed for those who appreciate both elegance and convenience, this home is perfect for an active, healthy way of living.

Step inside to a meticulously remodeled kitchen, a chef's dream, where high-end finishes and thoughtful design invite culinary creativity. The soaring open-to-above ceilings and expansive windows flood the space with natural light, accentuating the home's modern charm. Freshly updated flooring in the kitchen and lobby enhances the contemporary feel, while central air conditioning and a premium heating system ensure year-round comfort. Recent upgrades include a brand-new roof, gutters, and garage door (installed September 2024), a newer furnace, two water heaters, a water softener, and a central vacuum system. The oversized attached



garage easily accommodates two vehicles, with additional parking for three more on the spacious driveway. The thoughtfully designed floor plan features a grand family room, an elegant living room, a sophisticated dining area, a versatile office/den, a stylish half-bathroom, and a convenient laundry room—all leading to a massive elevated deck with unparalleled views. Upstairs, four generously sized bedrooms await, including a luxurious master suite with a stunning nook, ideal for unwinding while taking in the spectacular vistas. The fully finished walkout basement (all permits available upon request) adds two additional bedrooms, a full bathroom, and a separate living space, making it ideal for guests or extended family. Step outside to a beautifully landscaped backyard oasis, filled with lush raspberry and strawberry gardens—a true retreat in the heart of the city.

This is more than a home; it's a statement of elegance and refinement. Don't miss your chance to own this exceptional property—schedule your private tour today and experience luxury living at its finest.

Built in 2002

Essential Information

MLS® #	A2195696
Price	\$899,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,480
Acres	0.12
Year Built	2002
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	264 Panamount Hill Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5M3

Amenities

Amenities	Clubhouse, Game Court Interior, Parking, Playground, Park, Party Room, Recreation Facilities, Recreation Room
Parking Spaces	5
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wired for Data, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Gas Water Heater, Microwave, Range Hood, Washer, Window Coverings, Water Softener
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 14

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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