

# **\$619,000 - 178, 10888 Panorama Hills Boulevard Nw, Calgary**

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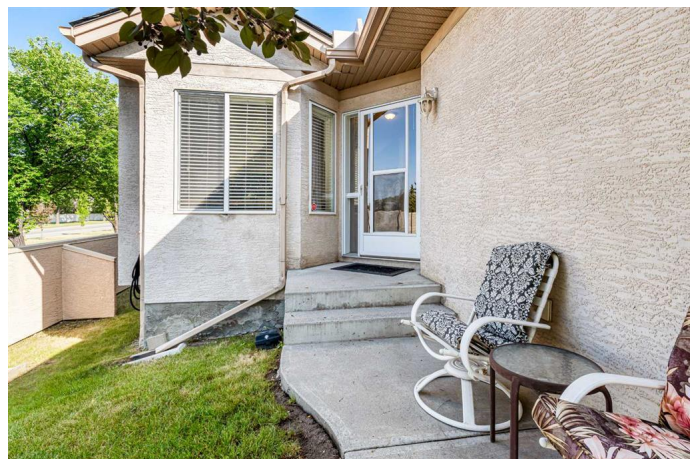
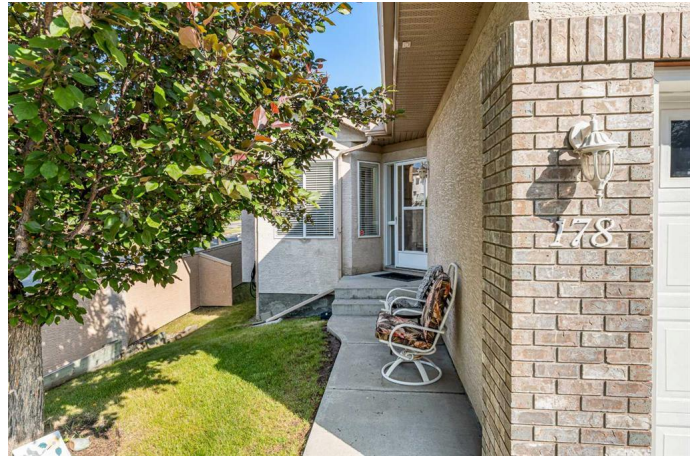
MLS® #A2232891

**\$619,000**

2 Bedroom, 3.00 Bathroom, 1,321 sqft  
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully maintained 18+ villa, offering the ideal space to comfortably age in place. With over 2,000 sq ft of fully developed living space, this home blends thoughtful design with timeless finishes in a prime location. As you enter, you are greeted by rich hardwood flooring that runs throughout the main level, setting a warm and elegant tone. The open-concept layout offers a bright and inviting living room, highlighted by a vaulted ceiling, cozy fireplace, and a large window that welcomes natural light throughout. The kitchen is both functional and inviting, featuring a central island, ample cabinetry, a pantry, and a sunny eat-in nook. It flows seamlessly into the formal dining room, perfect for hosting family and friends. The main level also includes a versatile den or home office complete with a built-in Murphy bed. The spacious primary suite offers a peaceful retreat with large windows, a walk-in closet, and a well-appointed ensuite featuring a soaker tub and walk-in shower. You will also appreciate the convenience of main floor laundry and a second full bathroom. The fully finished basement expands your living space with a large family room, an additional 2-piece bathroom, and plenty of room for hobbies, games, or entertaining. Outside, enjoy your private patio, perfect for a quiet morning coffee or relaxing evening. With central air conditioning, a double attached garage and



the ease of low-maintenance living, this home offers comfort in every season. Ideally located just minutes from a golf course, shopping, restaurants, and recreation, this villa truly delivers the best of lifestyle and location.

Built in 1998

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | A2232891            |
| Price          | \$619,000           |
| Bedrooms       | 2                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,321               |
| Acres          | 0.09                |
| Year Built     | 1998                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                                        |
|-------------|----------------------------------------|
| Address     | 178, 10888 Panorama Hills Boulevard Nw |
| Subdivision | Panorama Hills                         |
| City        | Calgary                                |
| County      | Calgary                                |
| Province    | Alberta                                |
| Postal Code | T3K 5L1                                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Soaking Tub, |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
|                 | Vaulted Ceiling(s), Walk-In Closet(s), Track Lighting                     |
| Appliances      | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                |
| Cooling         | Central Air                                                               |
| Fireplace       | Yes                                                                       |
| # of Fireplaces | 1                                                                         |
| Fireplaces      | Gas, Living Room, Mantle, Tile                                            |
| Has Basement    | Yes                                                                       |
| Basement        | Finished, Full                                                            |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | See Remarks               |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 8th, 2025  |
| Days on Market | 12              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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