



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19 Panorama Hills Crescent NW
Calgary, Alberta

MLS # A2262826



\$700,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,342 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

First time ever on MLS! This beautifully maintained and exceptionally clean home in the heart of Panorama Hills shows true pride of ownership. Featuring 4 spacious bedrooms upstairs and convenient upper floor laundry, this layout is ideal for families. You'll immediately notice the soaring 16' ceilings in the front living room and foyer, creating an open and airy first impression. The main floor offers Brazilian walnut hardwood flooring, a main floor den perfect for a home office or guest room, and an upgraded staircase railing paired with a builder-added oversized window that fills the space with natural light. The kitchen has been tastefully updated with granite countertops, refinished cabinets, and stainless steel appliances (approx. 10 years ago). Recent major updates include brand new Class 4 shingles and eavestroughs (2025), PEX plumbing (replaced Poly-B), and central air conditioning (installed 4 years ago) for year-round comfort. The unfinished basement with rough-in plumbing and two windows offers endless potential for your future development ideas. Enjoy the south facing backyard with lots of sunshine on your newly stained deck overlooking the firepit and low maintenance backyard with no grass. Located just a few doors down from a beautiful greenspace, perfect for dog walks or outdoor playtime for the kids, this home offers the perfect combination of comfort, functionality, and long-term value. Don't miss this rare opportunity — first time ever offered for sale!