

# \$799,900 - 63 Panton View Nw, Calgary

MLS® #A2268965

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,150 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

**LOCATION, LOCATION, LOCATION!**

Welcome to 63 Panton View NW, a beautifully maintained home in a prime location in family friendly Panorama Hills close to Schools, Parks, Ravine Pathway and Shopping! This stunning two storey home features a bright open living space with 9-ft ceilings on all floors and upgraded finishes like gleaming hardwood floors on the main and upper levels. The main level features a bright open concept design with a large kitchen complete with granite countertops, stainless steel appliances including a gas stove and high power range hood fan, a large island, a walk through pantry and plenty of cabinet space. The kitchen connects to a bright dining room and living room area-perfect for entertaining. An open riser staircase leads you to the bright upper level with a large bonus room that has a vaulted ceiling and a skylight. There is a large primary bedroom with a 5 piece ensuite and huge walk-in closet, a roomy 2nd bedroom with a walk-in closet, a 3rd bedroom, a 4 piece bathroom and a laundry room. The walk-up basement level has a large bedroom, a huge family/rec room and a 4 piece bath, a huge utility room as well as a separate entrance from the back yard, so there may be future opportunity to make a separate suite (subject to approval and permitting by the city/municipality). Enjoy other features like A/C, a water softener and lots of storage and extra shelving throughout. Outside is a fenced backyard with a nice sized deck great for



enjoying summer evenings. No issues with parking as there is a double attached garage along with 2 more spots to park on the driveway. This home is move-in ready with the sellers furniture available if buyers are interested. New roof shingles are in process of being done with balance of exterior work to follow (completion within a month-weather permitting). All of this on a quiet street Close to schools, shopping, parks, with quick access to Stoney Trail and other main roads. Don't miss out and book your showing today!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268965    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,150       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 63 Panton View Nw |
| Subdivision | Panorama Hills    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3K 0W2           |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Recreation Facilities |
|-----------|-----------------------|

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

## Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full                                                                                                                                                                                                      |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance                 |
| Lot Description   | Back Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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