

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

---

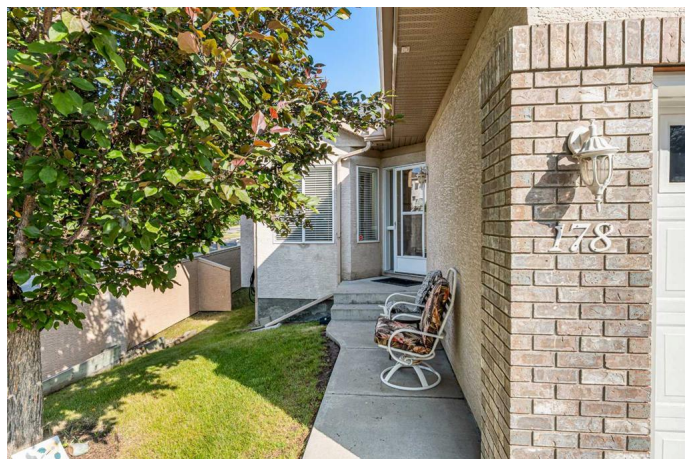
MLS® #A2232891

**\$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	6
Zoning	DC (pre 1P2007)

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.