

# \$549,900 - 134 Panora Road Nw, Calgary

MLS® #A2252997

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,453 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to Panorama Hills, one of Calgary's most sought-after and family-friendly communities. This charming two-storey single-family home offers the perfect blend of comfort and modern living, with approximately 1,650 square feet of functional space, including a versatile 197-square-foot flex room in the basement. Step inside and discover a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areas—ideal for both everyday living and hosting family or friends. The living room features a cozy tile-surround fireplace, creating a warm and welcoming atmosphere.

The main floor showcases a tasteful mix of finishes: ceramic tile in the foyer and powder room, plush carpeting in the living area, and hardwood flooring in the dining and kitchen. The kitchen combines style and practicality, complete with a walk-in pantry, spacious island, and breakfast bar. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a private primary suite with its own ensuite. Each bedroom comes with a walk-in closet, ensuring ample storage for the whole family. The basement is partially unfinished yet fully insulated, offering a blank canvas ready for your personal touch—whether you envision a family lounge, a stylish entertainment room, or a dedicated fitness space.

Move-in ready and thoughtfully designed, this home is perfect for families and first-time



buyers looking to settle into a welcoming property in a vibrant, well-established community.

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252997    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,453       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 134 Panora Road Nw |
| Subdivision | Panorama Hills     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 0T9            |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 22                  |
| Zoning         | R-G                 |
| HOA Fees       | 265                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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