

# \$574,900 - 95 Panora Square Nw, Calgary

MLS® #A2200284

**\$574,900**

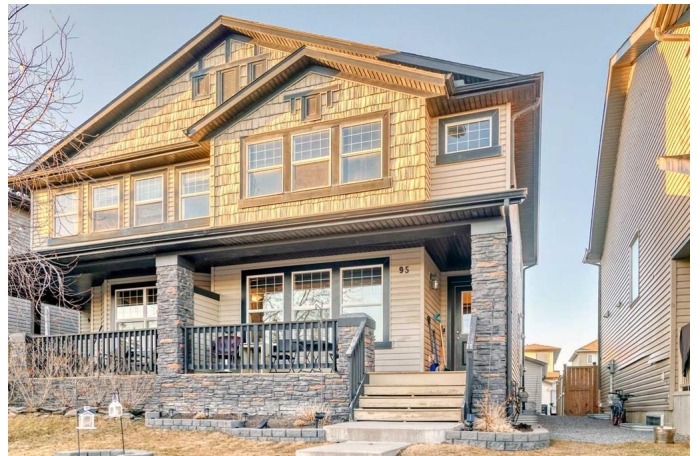
3 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.06 Acres

Panorama Hills, Calgary, Alberta

New installed roof and vinyl siding of both property and garage. Bright, open, clean; fall in love with this gorgeous home on quiet Panora Square. A wide front porch and lovely landscaping are inviting; the living area looks out over a peaceful park. The spacious kitchen features granite counters and stainless-steel appliances as well as an eat up island. Extra closet space, a pantry, and a main floor powder room are added conveniences. Upstairs, a large master offers an ensuite and walk-in closet. Two more spacious bedrooms with walk-in closets, another bathroom, and upstairs laundry are an ideal family layout. An unfinished basement has electrical installed and is ready for your development ideas. Additional upgrades include a gas line to the back deck and additional line roughed-in for future gas stove as well as extra drainage installed around the home. In the yard, beautifully maintained grass, raspberry bushes, and raised vegetable garden beds off the large deck leave plenty of space to build your dream garage over the parking pad! A multi-zone sprinkler system with drip and spray options is set to automatically water the garden, berries and hanging baskets, so youâ€™ll always have a gorgeous outdoor space. This home is walking distance to shopping and the community features a water park and walking paths.

Built in 2008



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2200284               |
| Price          | \$574,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,490                  |
| Acres          | 0.06                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 95 Panora Square Nw |
| Subdivision | Panorama Hills      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K0R3              |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Picnic Area, Park                                     |
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Detached, Additional Parking, Oversized |
| # of Garages   | 2                                                     |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Breakfast Bar                  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven, Humidifier |
| Heating           | Central, Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                               |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Garden, Playground        |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 56              |
| Zoning         | R-2M            |
| HOA Fees       | 265             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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