



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 PANORAMA HILLS Place, Calgary T3K 4N5**

MLS® #: **A2173244** Area: **Panorama Hills** Listing Date: **10/15/24** List Price: **\$659,900**  
Status: **Pending** County: **Calgary** Change: **-\$30k, 16-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary** Finished Floor Area  
Year Built: **1996** Abv Sqft: **1,653**  
Low Sqft:  
Lot Sz Ar: **4,800 sqft** Ttl Sqft: **1,653**  
Lot Shape:

DOM

**99**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`1" x 14`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`7" x 12`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 10`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>11`2" x 6`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`6" x 11`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 10`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 9`1"</b>
<b>Hall</b>	<b>Second</b>	<b>11`4" x 8`4"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>4pc Bathroom</b>	<b>Second</b>		<b>Walk-In Closet</b>	<b>Second</b>	<b>5`11" x 5`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`8" x 10`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>12`2" x 10`6"</b>

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Basement**

13`0" x 10`6"

**Laundry**

**Basement**

7`7" x 3`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**9710366**

Remarks

Pub Rmks:

**\*\*Investor Alert!\*\* Welcome to this ideally located home in the heart of Panorama Hills, within Panorama Estates. This property is an excellent opportunity for building wealth. The main floor features a spacious great room with a fireplace and a separate parlor/living room. The bright kitchen includes an island and a pantry. Upstairs, you'll find three bedrooms, including a large primary bedroom with a soaker tub, shower, and walk-in closet. The basement level is a walkout, fully developed illegal suite that includes one bedroom, a good-sized living room, a full kitchen, a 4-piece bathroom, and separate laundry facilities. In total, there are 3.5 bathrooms in the home. Conveniently located near shopping, golf courses, recreation centers, and more, with easy access to Country Hills Blvd. The property boasts a large south-facing backyard and a spacious deck.**

Inclusions:  
Property Listed By:

**none**  
**RE/MAX Real Estate (Mountain View)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









