



THE
A-TEAM

**RE/MAX
FIRST**

316 PANORA Close, Calgary T3K0G3

MLS®#: **A2176408**

Area: **Panorama Hills**

Listing Date: **11/22/24**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,565**

Low Sqft:

Ttl Sqft: **1,565**

Lot Information

Lot Sz Ar: **3,735 sqft**

Lot Shape:

DOM

29

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 12`11"	Dining Room	Main	12`0" x 10`2"
Kitchen	Main	11`0" x 10`2"	2pc Bathroom	Main	
Bedroom - Primary	Second	12`2" x 13`2"	4pc Ensuite bath	Second	
Bedroom	Second	10`9" x 9`8"	Bedroom	Second	9`6" x 9`5"
4pc Bathroom	Second				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0614427

Remarks

Pub Rmks: **This beautiful two-storey home with a double attached garage is ideally situated on a quiet street in the highly desirable neighborhood of Panorama Hills NW in Calgary. Just a few steps from shopping areas, grocery stores, banks, restaurants, and Buffalo Rubbing Stone School, this property offers convenience at every turn. The home boasts an open-concept layout with hardwood floors throughout the main floor, including a spacious living room featuring a unique tile gas fireplace. There are three generously-sized bedrooms, and two and a half bathrooms. The south-facing backyard is fully fenced, ensuring privacy and a perfect space for outdoor activities. Upstairs, the master bedroom easily accommodates a king-size bed and two bedside tables, with a walk-in closet and a luxurious 4-piece ensuite, complete with a soaker tub and a shower. Two additional good-sized bedrooms share a full 4-piece bathroom. The basement is unfinished and provides an excellent opportunity for customization. This home is close to all essential amenities, including schools, public transportation, playgrounds, and major highways such as Stoney Trail, Deerfoot Trail, and Beddington Trail. The location offers easy access to the airport (15 minutes away), downtown Calgary (20 minutes), the University of Calgary, and CrossIron Mills Mall (10 minutes). Don't miss out on this incredible family home — it's a rare find and won't last long! Call today to schedule a viewing before it's gone!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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











