



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**53 PANORA Hill, Calgary T3K 0G4**

MLS®#: **A2196037**      Area: **Panorama Hills**      Listing Date: **02/27/25**      List Price: **\$575,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **3,928 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **960**  
 Low Sqft:  
 Ttl Sqft: **960**

DOM  
**0**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Irregular Lot,Lawn,Level**  
 Park Feat: **220 Volt Wiring,Insulated,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 12`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`8"</b>	<b>Pantry</b>	<b>Main</b>	<b>3`11" x 3`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`9" x 6`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>11`8" x 7`7"</b>	<b>Game Room</b>	<b>Basement</b>	<b>18`0" x 13`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 10`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 5`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`8" x 6`3"</b>			

Title: **Fee Simple**  
Legal Desc: **0614427**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 53 Panora Hill NW, a beautifully designed home situated on a desirable corner lot in the heart of Panorama Hills. This property offers a perfect blend of comfort, functionality, and modern upgrades. Step inside to a spacious foyer that leads into a bright, open-concept living area. 12 ft vaulted ceilings and expansive windows allow an abundance of natural light to fill the space, creating a warm and inviting atmosphere. The house features durable laminate and tile flooring, while the living room boasts a cozy gas fireplace, perfect for chilly winter evenings. In the warmer months, central air conditioning ensures year-round comfort. The well-appointed kitchen includes a walk-in pantry, large center island, stylish tile backsplash, and ample cabinetry for all your storage needs. From here, step outside to the back deck, an ideal spot to enjoy your morning coffee or unwind after a long day. Down the hall, you'll find a spacious primary bedroom, a second bedroom, and a 4-piece bathroom. The fully finished lower level impresses with 9-foot ceilings, large windows, a second fireplace, a generous recreation room, a third oversized bedroom, and a 3-piece bathroom. Additional features include mature garden beds in the front and backyard, an oversized single detached garage with 220V power, insulation, and drywall, multiple decks to enjoy the morning sun or afternoon shade, and several recent upgrades, including: new roof on house & garage (2024), updated exterior siding (2025), newer hot water tank. Conveniently located within walking distance to Buffalo Rubbing Stone School, Captain Nicholas Goddard School, and the Gates of Panorama Hills retail center, this home offers unparalleled convenience in a family-friendly community.**

Inclusions: **Pantry shelving (free standing), closet shelving (in-built)**

Property Listed By: **Real Broker**

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









