



GRASSROOTS
REALTY GROUP

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39 Panora Square NW
Calgary, Alberta

MLS # A2308754



\$549,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,537 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Greenbelt, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

Welcome to this BEAUTIFULLY MAINTAINED and FULLY DEVELOPED family home offering over 2,230 SQ FT OF DEVELOPED LIVING SPACE with 4 BEDROOMS & 3.5 BATHROOMS in the highly sought-after community of Panorama Hills! Perfectly located ACROSS FROM A LARGE GREENSPACE/PARK on a quiet street, this bright and open 2-storey semi-detached home shows true pride of ownership throughout. The main floor features a spacious living room filled with natural light overlooking the park, a formal dining area, and a well-appointed kitchen with MAPLE CABINETS, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, upgraded GAS STOVE, PANTRY, and a large centre island with breakfast bar. Major recent upgrades include NEW ROOF (2025), PARTIAL SIDING REPLACEMENT (2026), ALL LED LIGHT FIXTURES throughout, upgraded main bathroom toilet, newer kitchen appliances (approx. 2 years old), and UPGRADED WASHER & DRYER (2025). The rear garden door leads to a MULTI-LEVEL DECK and fully fenced backyard with SINGLE DETACHED GARAGE. Upstairs offers a HUGE PRIMARY BEDROOM with WALK-IN CLOSET and private 4-PIECE ENSUITE, plus 2 additional bedrooms, another full bathroom, and convenient UPPER FLOOR LAUNDRY. The professionally finished basement includes a large recreation room, 4th bedroom, full 4-piece bathroom, and flex/computer area—ideal for guests, home office, or growing families. Enjoy access to the exclusive Panorama Hills Residents Association (PHRA) featuring a private community centre, splash park, basketball courts, playgrounds, picnic areas, pathways, and year-round family activities. Conveniently located within walking distance to schools, parks, shopping, restaurants, and transit, with quick access to STONEY TRAIL, DEERFOOT

TRAIL, YYC AIRPORT, Vivo Recreation Centre, Country Hills Town Centre, and CROSSIRON MILLS. 3D/VIRTUAL TOUR AVAILABLE!
Connect today to book a private viewing.