

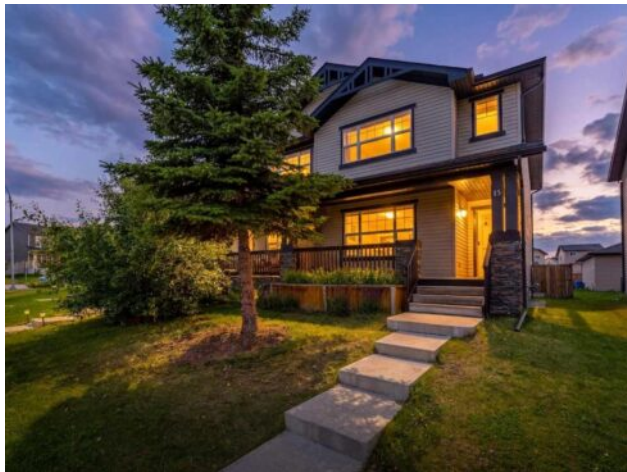


GRASSROOTS
REALTY GROUP

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15 Panora Square NW
Calgary, Alberta

MLS # A2329275



\$499,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,464 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions: None

Open House 2-4pm Sunday, Jul 26th Welcome to this exceptional family home in the highly sought-after community of Panorama Hills, where affordability meets convenience and lifestyle. Situated directly across from a playground, this home offers the rare opportunity to enjoy peaceful park views from your own front porch while children play just steps away. Imagine starting your day with a cup of coffee or relaxing in the evening with a glass of wine, all from the comfort of your covered porch. Shopping, restaurants, schools, parks, and everyday amenities are just a short walk away, while Stoney Trail is only one minute away, providing quick access to every corner of Calgary. Designed with both functionality and comfort in mind, the main floor features a bright and spacious living room that flows seamlessly into the well-appointed rear kitchen. Beautiful maple-coloured cabinetry, polished black granite countertops, and a large centre island create the perfect space for everyday living, family gatherings, and entertaining guests. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with its own private ensuite. The fully fenced backyard offers a safe and secure space for children and pets to play, while two rear parking stalls provide convenient off-street parking. Recent updates add even more value and peace of mind, including a brand-new dishwasher, partial interior painting, and a new roof and siding completed in 2025. These thoughtful improvements make this home truly move-in ready. Whether you're a first-time home buyer, a growing family, or an investor, this home offers an unbeatable combination of location, functionality, and value. Don't miss this fantastic opportunity to own in one of Northwest Calgary's most family-friendly communities.

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