



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

95 Panora Close NW
Calgary, Alberta

MLS # A2347756

\$542,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry		

Inclusions: Refrigerator basement

Welcome Home to this beautifully maintained family home located on a quiet street in the highly desirable Northwest community of Panorama Hills. Offering 1,672 sq. ft. of developed living space, this standout property features 3 bedrooms, 2.5 bathrooms, and a bright upper bonus room. The main floor welcomes you with large windows, a spacious living room with a cozy gas fireplace, and a functional kitchen equipped with a large centre island and a sunlit dining area. Setting this home completely apart is the rare main floor primary suite, featuring a private ensuite and walk-in closet—perfect for accessible, single-level living. Upstairs hosts two additional spacious bedrooms, a full bathroom, and a flexible Bonus Room which can be converted easily to another bedroom, office, or used for movie nights. The untouched basement has the potential of adding a side door with the staircase landing located on the side of the home, offering incredible potential to be developed for a future rental area. Outside, you will find a low-maintenance backyard and a convenient parking pad with easy access via a wide back lane. Located just minutes from schools, parks, playgrounds, Panorama Hills shopping centres, VIVO Centre, the library, restaurants, pubs, Costco, the airport, and Stoney Trail, this home offers unmatched convenience. Call today to book your personal viewing!