

# \$769,900 - 496 Panora Way Nw, Calgary

MLS® #A2253626

## \$769,900

5 Bedroom, 4.00 Bathroom, 2,123 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE SATURDAY October 18 Th.;  
12:30 To 3 :00 P.M. : LEGAL WALK-OUT  
BASEMENT SUITE \*\*\* Home FACES LARGE  
PARK\*\*\* LIST PRICE IS \$58,100 BELOW City  
ASSESSED VALUE \*\*\* WOW\*\*\*Stunning  
Kitchen with Tall Cabinets ,Granite  
countertops, Stainless Steel Appliances,Big  
Island ,and walk-in Pantry. Large Dining room  
with sliding doors to BIG BALCONY . Main  
floor Den/Office.Hardwood flooring on entire  
main level and 9 Ft. ceilings .Upper level Large  
Bonus room ,and laundry room. Big master  
bedroom ,Master En-suite bathroom with TILE  
Flooring separate oversize shower,deep  
Soaker tub,walk-in closet. TWO BEDROOM  
WALK-OUT LEGAL BASEMENT SUITE with  
En-suite laundry,and access door to partly  
covered HUGE WALL to WALL deck in big  
private fenced backyard. New Roof Shingles,  
built-in stairs on southside of house for access  
to backyard and basement suite(NO MUD).  
Minuites to VIVO Recreation Centre  
,Superstore , Stoney Trail Ring Road, Deerfoot  
Trail, and Airport.

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2253626  |
| Price     | \$769,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,123       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 496 Panora Way Nw |
| Subdivision | Panorama Hills    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3K 0S1           |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                            |
| Parking Spaces | 4                                                                                                                               |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, On Street, Oversized |
| # of Garages   | 2                                                                                                                               |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings  |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas, Living Room, Tile                                                                                                               |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Suite                                                                                                                          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                               |
| Lot Description   | Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Stone, Vinyl Siding                                                                                          |
| Foundation        | Poured Concrete                                                                                              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 54                  |
| Zoning         | R-G                 |
| HOA Fees       | 250                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.