

# \$609,000 - 46 Panora Street Nw, Calgary

MLS® #A2229887

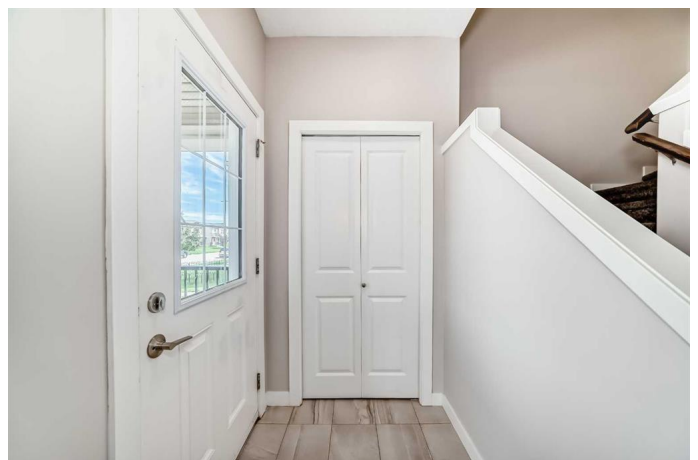
**\$609,000**

4 Bedroom, 4.00 Bathroom, 1,449 sqft

Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

Welcome to this stunning and meticulously maintained two-storey single-family home, ideally situated on a quiet street in the heart of Panorama Hills. Boasting 4 spacious bedrooms, 3.5 bathrooms, and a fully finished basement, this home delivers the perfect balance of style, comfort, and functionality—ideal for families, first-time buyers, or savvy investors. Step inside to discover 9-foot ceilings and a bright, open-concept main floor enhanced by large windows and stylish laminate flooring throughout. The front living space is versatile—it can be used as a formal sitting room or transformed into a home office to suit your needs. The gourmet kitchen is a chef's dream, featuring a large island, rich dark custom cabinetry, a designer backsplash, quartz countertops, and the rare convenience of both a gas and an electric stove. Upstairs, the generous primary suite offers a private ensuite, while two additional bedrooms provide ample closet space and share a full bathroom. The fully finished basement includes a fourth bedroom, a 3-piece bathroom, and a spacious recreation room—ideal as a guest suite, home theatre, or play area. An oversized double detached garage adds extra value with plenty of room for parking and storage. Perfectly located within walking distance to Buffalo Rubbing Stone School, Save-On-Foods, Tim Hortons, local parks, and public transit, and just minutes from Stoney Trail, this move-in-ready gem combines



comfort, convenience, and pride of ownership.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229887    |
| Price          | \$609,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,449       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 46 Panora Street Nw |
| Subdivision | Panorama Hills      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 0R7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 66              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Everest Realty and Property Management Corp. |
|----------------|----------------------------------------------|

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