

316 Panora Close NW  
Calgary, Alberta

MLS # A2176408



**\$659,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Location! This beautiful 2 storey house with a double attached garage is located on a quiet street & a few steps away from the shopping area, within walking distance to the grocery store, banks, restaurants & school (Buffalo Rubbing Stone School). This is an incredible family home in one of the most desired neighborhoods in Calgary - Panorama Hills NW! This house has a very nice open concept layout with hardwood floors throughout the main floor, the living room is good size with a special tile gas fireplace. Total of 3 bedrooms, 2 and a half bathroom. South-facing backyard & fully fenced for your privacy. Upstairs has a master bedroom that easily fits a king-size bed with 2 bedside tables, a walk-in closet & a 4 piece en-suite with soaker tub plus a shower. Two other good size bedrooms & a full 4 piece bathroom. The basement is unfinished & ready for your finishing touches. Close to all shopping, schools, public transportation, playgrounds Highway! Easy to access to Stoney Trail, Deerfoot Trail, Beddington Trail, etc. 15 minutes to the airport; 20 minutes to Downtown & to the University of Calgary; 10 minutes to the Crossiron Mill Mall. This gem won't last and call today before it's gone!