

123 Panora Square NW  
Calgary, Alberta

MLS # A2164271



## \$519,900

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Wired for Sound		

**Inclusions:** n/a

FACING THE PARK/GREEN SPACK, the location is great for families with small children as the kids can play right across the street; never far from home! Ample on street parking with no houses across from you & the park view from your living room & porch! Cozy, BEAUTIFULLY-MAINTAINED 3 bdrm home in Panorama. Main floor open concept, Generous sized living room has large windows looking out on front covered veranda to sit and enjoy the day. Gourmet kitchen with GRANITE countertops, central island w/raised eating bar, black appliances, tile flooring and plenty of counter space. Brighten dining room can accommodate good-sized dining. Upstairs is a large master with sitting area (fully wired for cable and internet) as well as two additional bedrooms. All bedrooms have generous sized closets. A good-sized bathroom features granite vanity and large linen closet. Basement is waiting for your personal touch. Fully fence/landscaped west facing backyard with Double Detached Garage! NO CONDO FEES!! Just steps away from school and public transportation. Situated across the street from a tot-lot park/green space. Close to all amenities, grocery shopping, coffee shop, bar, restaurant, school, day care, transportation, easy access to Stoney trail and a quick drive to downtown.