



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

205 Panora Close NW
Calgary, Alberta

MLS # A2259403



\$559,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

Good starter home or investment property, Beautifully cared for walkout bungalow with bright open floor plan located in quiet cut-de-sac. The main level is 917 sq ft and features 2 bedrooms with the master enjoying a walking closet. Also on the main level is the family room and kitchen both with vaulted ceilings and large windows. The kitchen features a central island with eating bar, corner pantry and dining area. The 683 sq ft lower level walkout is fully finished with spacious second family room, 3rd bedroom and another 4 pce bathroom. Every room up or down has large windows and is flooded with sunlight. The upgrade in 2025: New roof including garage roof, New eavestroughs & downspouts, Fresh fascia / rake trim and related exterior metal finishes; soffit/eaves components updated as part of the exterior refresh; Upgraded vinyl siding with house wrap (weather barrier) on key elevations of the home; coordinated siding updates on the garage. Two new energy-efficient vinyl windows (Low-E glass), refreshed window trim, plus new window screens; Exterior hardware/venting refreshed: roof vents, exhaust cap, pipe jack, dryer vent covers, utility J-blocks, and light fixture reset; All cost is over \$30,000. This home is close to all kinds of shopping, parks, transit etc. book your private showing today