

# \$549,900 - 134 Panorama Road Nw, Calgary

MLS® #A2262190

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,453 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to Panorama Hills, one of Calgary's most sought-after and family-friendly communities. The house is well-maintained and ready-to-live. This charming two-storey single-family home offers the perfect blend of comfort and modern living, with approximately 1,650 square feet of functional space, including a versatile 197-square-foot flex room in the basement. Step inside and discover a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areas—ideal for both everyday living and hosting family or friends. The living room features a cozy tile-surround fireplace, creating a warm and welcoming atmosphere. The main floor showcases a tasteful mix of finishes: ceramic tile in the foyer and powder room, plush carpeting in the living area, and hardwood flooring in the dining and kitchen. The kitchen combines style and practicality, complete with a walk-in pantry, spacious island, and breakfast bar. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a private primary suite with its own ensuite. Each bedroom comes with a walk-in closet, ensuring ample storage for the whole family. The basement is partially unfinished yet fully insulated, offering a blank canvas ready for your personal touch—whether you envision a family lounge, a stylish entertainment room, or a dedicated fitness space. Move-in ready and thoughtfully designed, this home is perfect for families and



first-time buyers looking to settle into a welcoming property in a vibrant, well-established community.

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262190    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,453       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 134 Panora Road Nw |
| Subdivision | Panorama Hills     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 0T9            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Other                   |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer          |
| Heating           | Forced Air                                                                 |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Corner Lot                     |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 14                |
| Zoning         | R-G               |
| HOA Fees       | 265               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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.