

# \$725,000 - 253 Panton Way Nw, Calgary

MLS® #A2240305

**\$725,000**

3 Bedroom, 3.00 Bathroom, 2,031 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

**\*\*Open House - August 10, 12:00 pm - 2:00 pm\*\*** Welcome to this well-maintained and thoughtfully updated 2-storey home located in the desirable community of Panorama Hills.

Boasting a functional layout and modern finishes, this home offers everything your family needs in a prime location. The main floor features a spacious kitchen complete with quartz countertops, centre island, walk-through corner pantry, and plenty of cabinet space. Adjacent to the kitchen are the bright dining area and cozy living room, which features a gas fireplace—perfect for relaxing evenings. A versatile office/flex space, mudroom, and convenient half bath complete the main level.

Upstairs, you'll find a generous primary bedroom with a luxurious 5-piece ensuite, two additional bedrooms, a 4-piece bathroom, laundry room, and a spacious bonus room with plenty of natural light—ideal for family movie nights or a kids'™ play area. Enjoy outdoor living in the fully fenced backyard with no neighbours behind, offering extra privacy. The patio provides the perfect spot for summer BBQs and relaxation. Recent updates completed in July 2025 include new roof shingles, eavestroughs, downspouts, fascia, partial new siding, luxury vinyl plank flooring, fresh paint throughout, and new window coverings. This home is ideally located just off Stoney Trail with quick access to major thoroughfares. Walking distance to schools, public transit, shopping, parks, and all the amenities that make Panorama Hills such a



desirable community. Don't miss your chance to own this exceptional home"schedule your showing today!

Built in 2013

**Essential Information**

MLS® #	A2240305
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,031
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	253 Panton Way Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0X4

**Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Insulated
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Soaking Tub
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Backs on to Park/Green Space, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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