

# \$800,000 - 213 Panton Way Nw, Calgary

MLS® #A2210192

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,050 sqft  
Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

This front-attached single-family home in Panorama Hills presents a valuable opportunity for first-time buyers, house hackers, or investors seeking mortgage flexibility. Featuring 4 bedrooms and 3.5 bathrooms, the home includes an illegal basement suite with strong income potential or space for extended family (1 bed 1 bath). The layout is thoughtfully designed, with 10 ft vaulted ceilings on the main level and 9 ft ceilings downstairs, maximizing light and space throughout. The kitchen layout is perfect with a pantry to tuck away groceries, a big island for entertaining and meal preparation with the living room not too far off. The fireplace in the living room adds that comfort every home needs. Youâ€™ll find all the bedrooms tucked away upstairs with a spacious bonus room! A backyard dry sauna offers a rare lifestyle bonus, while the absence of rear-facing neighbours provides enhanced privacyâ€”an increasingly hard-to-find feature in suburban settings. Located in a sought-after community with easy access to schools, parks, shopping, a community centre with brand new renovations, and transit, this home delivers long-term livability with a strategic investment upside. Schedule your private viewing today to explore the possibilities this property holds.

Built in 2013

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2210192    |
| Price          | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,050       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 213 Panton Way Nw |
| Subdivision | Panorama Hills    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3K 0X4           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Storage |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features Playground, Private Entrance

Lot Description Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 10th, 2025

Days on Market 4

Zoning R-G

HOA Fees 262

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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