

# \$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

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  
homeâ€”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, Soaking Tub, Walk-In Closet(s) |
| 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, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 13              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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