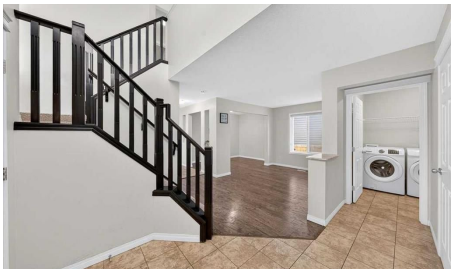
117 Panora Way NW

Calgary | Active | MLS® A2351873

$728,800









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2008**	**2,110 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to 117 Panora Way NW, an exceptional two-storey home with a walk-up basement, offering nearly 2,800 sq. ft. of fully developed living space in the highly desirable community of Panorama Hills. Don’t miss this opportunity to own a multi-generation home with an illegal basement suite, ideal for a young adult seeking privacy or extended family needing their own space. Situated on a quiet street and backing onto open green space with no rear neighbours, this property offers both privacy and convenience. This spacious home features a total of 5 bedrooms, 3.5 bathrooms, and a double garage. The main floor includes a large and bright family room with a cozy fireplace and a big backyard-facing window, a formal dining room, and a flex room. The kitchen offers plenty of cabinet space, a centre island and a breakfast nook. On the upper level, the spacious bonus room with large windows provides abundant natural light and flexibility as a family room, media room, or home office. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms offer comfortable space for family or guests. The fully developed illegal basement suite, accessible through a separate walk-up entrance, includes its own living room area, a kitchenette, 2 generous bedrooms, a den, a separate laundry room and a 4-piece bathroom. Perfect for guests, teens, or extended family. The lower level also offers potential to be converted into a legal suite, subject to City of Calgary approval. It also comes with 2 sets of washer and dryer and 2 fridges. The backyard is fully fenced and includes a 6' x 26' concrete patio. Conveniently located within walking distance to schools, Save-On-Foods, Tim Hortons, restaurants, and the bus stop for Edmonton. A short drive brings you to VIVO Recreation Centre, the public library, Superstore, Canadian Tire, Home Depot, T&T Supermarket, the cinema, and many more amenities. Easy access to Stoney Trail, Harvest Hills Blvd, and Deerfoot Trail makes commuting simple. Opportunities like this don’t last long - book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351873
Bedrooms	5
Bathrooms	4
Year Built	2008
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0

Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,110 sq. ft.
Main Level Finished Area:	993.13 sq. ft.
Upper Level Finished Area:	1,117.65 sq. ft.
Below Grade Finished Area:	901.99 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,831 sq. ft.
Lot Frontage:	29'4¾"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2008 (Age: 18)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0813798
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room
HOA Fee:	$260.00
City Quadrant:	Northwest
Community:	Panorama Hills
Amenities:	Playground
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Inclusions:	Washer, Dryer and Refrigerator in the basement
Restrictions:	None Known
Main Floor	Living Room · 15'6" × 11'8" ·
Main Floor	Dining Room · 11'3" × 7'11" ·
Main Floor	Kitchen · 13'2" × 13' ·
Main Floor	Family Room · 14'6" × 11'11" ·

Main Floor	Breakfast Nook · 11'2" × 8'10" ·
Upper Level	Bedroom - Primary · 15'1" × 11'11" ·
Upper Level	Bedroom · 10'9" × 10'1" ·
Upper Level	Bedroom · 10'9" × 9'8" ·
Upper Level	Bonus Room · 15'2" × 14'8" ·
Lower Level	Game Room · 22' × 20'9" ·
Basement	Bedroom · 12'3" × 9'6" ·
Basement	Bedroom · 14'4" × 8'11" ·
Basement	Kitchenette · 10' × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Laminate Counters, Walk-In Closet(s), Wet Bar
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Yard, Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-panora-way-nw-calgary-a2351873/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.