

# \$700,000 - 246 Pantego Terrace Nw, Calgary

MLS® #A2216465

**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,981 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

New roof 2024 | Welcome to this stunning 4-bedroom, 3.5-bathroom home located in the heart of the family-friendly community of Panorama Hills, Calgary. With 2,753 sq. ft. of total living space, this beautifully maintained property offers a blend of functionality, comfort, and thoughtful upgrades. Just two doors down from a scenic walking path leading to local parks, and with quick access to 14 Street NW and Stoney Trail, convenience is at your doorstep.

The main level features a large kitchen with granite countertops, a huge corner pantry, and a spacious dining area. An open-concept layout flows effortlessly into a beautiful sunroom and covered deck—ideal for indoor-outdoor living and entertaining. Oversized arched passageways and a smartly designed TV bump-out enhance the living space.

Upstairs, youâ€™™ll find four generously sized bedrooms, while the fully finished basement offers a large rec room with a theatre area and additional bathroom. There's even potential to add a fifth bedroom (with permits).

Enjoy the oversized 23'x18' double garage and an expansive 45-foot driveway—perfect for guests. Close to top-rated schools, walking distance to Save On Foods, and surrounded by walking paths, this home offers an exceptional lifestyle in one of Calgaryâ€™™s



most desirable communities.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216465    |
| Price          | \$700,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,981       |
| Acres          | 0.12        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 246 Pantego Terrace Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0K3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |

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

## Exterior

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

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 38            |
| Zoning         | R-G           |
| HOA Fees       | 263           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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