

# \$775,000 - 70 Panamount Villas Nw, Calgary

MLS® #A2202526

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,017 sqft  
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

**LIVE UP, RENT DOWN!! \*\*BACKING ONTO PLAYGROUND\*\*** Located in Neighborhood of Panorama Hills, This house offers over 2800 sqft of developed space with many upgrades- New Paint all over the house , New carpet on main and 2nd floor. Featuring an executive layout with 9ft. ceilings on the Main floor, with spacious and open concept layout, a spacious Family Room, an Office/Den (which can be easily converted in Main floor bedroom) Open concept Kitchen with maple cabinets, hardwood flooring, corner pantry & center island. Open to dining area with sliding doors to deck for BBQ's, patio. The upper level comprises 3 bedrooms, huge bonus room with vaulted ceiling. The master bedroom is a retreat with a spa-like ensuite, oversized soaker tub, stand-alone shower, and a large walk-in closet with an organizer. Fully finished walkout basement with one bedroom + den{2nd bedroom} separate kitchen, full-bathroom, and laundry room, open to your private backyard is perfect for family entertainment. **PRIME LOCATION:** Situated in a family-friendly community close to schools, parks, shopping centers, and major roadways. This is more than just a house—it's a lifestyle upgrade! Don't miss the opportunity to make this your forever home!

Built in 2006

## Essential Information



MLS® #	A2202526
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,017
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	70 Panamount Villas Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0A4

### **Amenities**

Amenities	Park, Parking, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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