

# \$734,900 - 40 Panamount Circle Nw, Calgary

MLS® #A2221147

**\$734,900**

3 Bedroom, 3.00 Bathroom, 2,027 sqft

Residential on 0.14 Acres

Panorama Hills, Calgary, Alberta

Well-Maintained Family Home in Panorama Hills! Original-owner 3 bed, 2.5 bath detached home on a quiet pie lot in desirable Panorama Hills. Offering over 2,000 sq. ft. of living space, this home features hardwood on the main floor, a front flex room, open-concept kitchen with large island and garburator, and a bright living/dining area. Upstairs boasts a sunny SW-facing bonus room, convenient second floor laundry, and a spacious primary suite with a shower, jetted tub, and dual sinks. The large backyard includes a stone firepit, fruit trees, a huge deck with storage underneath, and a shed. New roof and siding (2025). Extended driveway fits 3+ vehicles plus a double attached garage. Close to top-rated schools (elementary to high school), parks, pathways, transit, Stoney Trail, restaurants, and shopping. Enjoy access to the newly renovated Panorama Hills Community Centre including a waterpark, playground, sports courts, BBQ, sandpit, private rooms, and more! A perfect home for growing families in a vibrant, amenity-rich neighborhood!

Built in 2007

## Essential Information

MLS® #	A2221147
Price	\$734,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,027
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Panamount Circle Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0C7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Storage, Fire Pit
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Lot Description	Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	260
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	ComFree
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