

# **\$779,000 - 16 Panamont Circle Nw, Calgary**

MLS® #A2215776

**\$779,000**

6 Bedroom, 5.00 Bathroom, 2,073 sqft

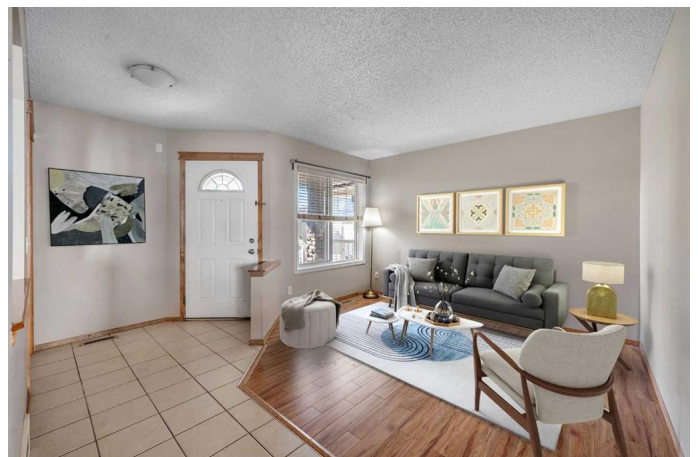
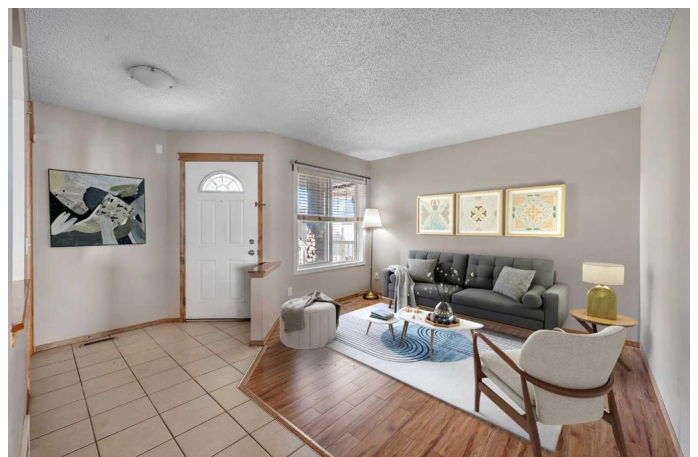
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to this spacious and beautifully designed FRONT-ATTACHED GARAGE HOME, offering the perfect blend of comfort, functionality, and modern upgrades. Built in 2007, this well-maintained property is ideal for multi-generational living or added rental income. It features TWO GENEROUS MASTER BEDROOMS, each with its own private ensuite, along with TWO ADDITIONAL SECONDARY BEDROOMS – perfect for family members or guests.

The open-concept main floor boasts a bright LIVING ROOM, a welcoming DINING AREA, and a versatile FAMILY ROOM that can easily be used as a HOME OFFICE OR CONVERTED INTO AN ADDITIONAL BEDROOM. The heart of the home is the MODERN KITCHEN, complete with STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, and ample cabinetry for storage and meal prep, with CORNER PANTRY. A PRIVATE DECK off the main level provides a great space for outdoor entertaining or relaxation. COVERED STORAGE under the deck is convenient and practical.

Upstairs, a centrally located LOBBY AREA offers flexible space for a media room, play area, or quiet retreat. The FULLY DEVELOPED BASEMENT includes a suite with TWO BEDROOMS, Full BATHROOM, a KITCHEN, LIVING AREA, and PRIVATE ENTRANCE – ideal for extended family or



potential rental income.

Recent upgrades include a NEW ROOF, SIDING, AND FASCIA COMPLETED IN 2025, giving the home a refreshed and updated exterior. With thoughtful design, generous living space, and excellent income potential, this home is an outstanding opportunity for families or investors alike. AMENITIES: ELEMENTARY, JUNIOR HIGH and HIGH Schools, Parks, Walking and Bike trails, Banks, Dental office, Medical office, Shopping, Restaurants, Theatres and much more

Built in 2007

**Essential Information**

MLS® #	A2215776
Price	\$779,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,073
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	16 Panamount Circle Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0C7

**Amenities**

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

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Street Lighting
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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