

# \$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 3-4 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 |
|-------------------|---------------------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Landscaped      |
| Roof            | Asphalt         |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 27             |
| Zoning         | R-G            |
| HOA Fees       | 260            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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