

# \$769,000 - 118 Panamount Villas Nw, Calgary

MLS® #A2217377

**\$769,000**

4 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Nestled on a quiet street in a mature, sought-after neighbourhood, this lovingly cared-for home welcomes you with a bright granite-clad kitchen that flows onto a sunny balcony—perfect for morning coffee, weekend BBQs, and watching the kids play on the nearby playground, a view the primary suite also enjoys. A cheerful bonus room upstairs creates a cozy haven for movie nights or homework, while the fully finished walk-out level, complete with its own entrance, summer kitchen and generous living space, is ready for guests, extended family or a mortgage-helping rental. Step outside to a private, fenced yard with convenient back-lane access where pets can roam and gardeners can dream. Peace-of-mind upgrades—new roof and gutters, hot-water tank, basement flooring, a sleek range hood and freshly cleaned carpets—mean you can simply move in and start living. With schools, bike paths, soccer and baseball fields just steps away, an eight-minute stroll to bus route 123 and the Diefenbaker school bus, and a five-minute drive to groceries, coffee and fuel, this warm, versatile home offers the perfect blend of comfort, convenience and community.

Built in 2006

## Essential Information

MLS® # A2217377

Price \$769,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	118 Panamount Villas Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0A3

### Amenities

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

### Interior

Interior Features	Central Vacuum, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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