

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

MLS® #A2217377

\$769,000

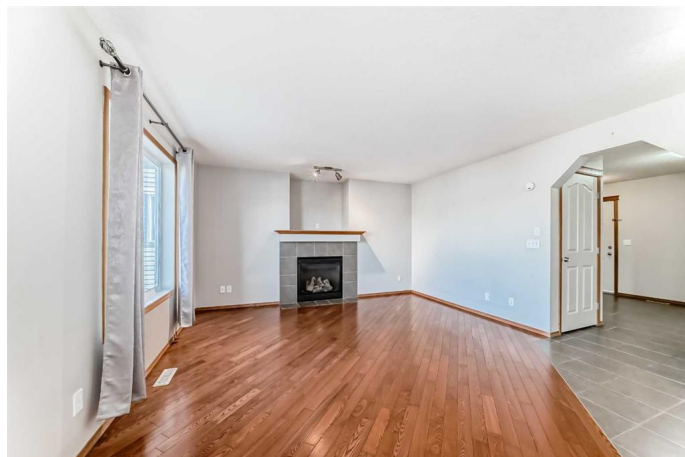
4 Bedroom, 4.00 Bathroom, 1,776 sqft
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Nestled on a quiet street in a mature, sought-after neighbourhood, this lovingly cared-for home features a fully finished walk-out basement, offering the perfect "live-up, rent-down" opportunity with a mortgage helper. Step into 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. This beautiful sunset view is also enjoyed from the primary suite, while a cheerful upstairs bonus room offers a cozy haven for movie nights or homework. The walk-out basement includes its own private entrance, second kitchen, and spacious living area—ideal for guests, in-laws, or tenants. Step outside to a private, fenced yard with convenient back-lane access where pets can roam and gardeners can dream. Recent peace-of-mind upgrades—including a hot water tank(2024), basement flooring(2025), a sleek range hood(2025), and professionally 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	2
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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