

# \$779,000 - 16 Panamount Circle Nw, Calgary

MLS® #A2228886

**\$779,000**

6 Bedroom, 5.00 Bathroom, 2,073 sqft  
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

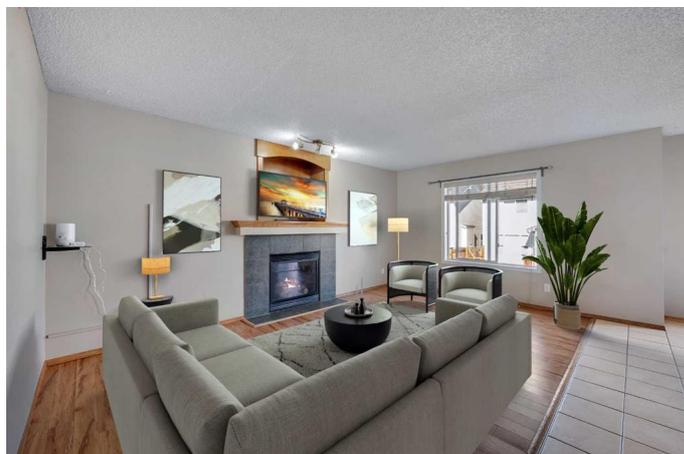
**SPACIOUS 6-BEDROOM HOME | FRONT-ATTACHED GARAGE | FRESHLY PAINTED | NEW CARPET | ILLEGAL SUITE**  
Welcome to this **BEAUTIFULLY MAINTAINED AND FRESHLY UPDATED HOME** featuring a **FRONT-ATTACHED GARAGE** and located in a well-established community. Built in 2007, this spacious property is ideal for **MULTI-GENERATIONAL LIVING** or as an excellent **INVESTMENT OPPORTUNITY** with **INCOME POTENTIAL**.

Inside, youâ€™ll find a **BRIGHT AND OPEN MAIN FLOOR** with **NEW WHITE PAINT** and **BRAND-NEW CARPET** throughout. The layout includes a welcoming **LIVING ROOM**, a large **DINING AREA**, and a cozy **FAMILY ROOM**â€”perfect for relaxing or easily converted into a **HOME OFFICE OR ADDITIONAL BEDROOM**.

The **MODERN KITCHEN** is the heart of the home, equipped with **STAINLESS STEEL APPLIANCES**, a **CENTRAL ISLAND**, **CORNER PANTRY**, and ample cabinetry for storage and prep.

Step outside to your **PRIVATE DECK**â€”perfect for **BBQs** or morning coffeeâ€”with **COVERED STORAGE** underneath for added convenience.

Upstairs features **TWO GENEROUS MASTER BEDROOMS**, each with its own **PRIVATE**



ENSUITE, plus TWO ADDITIONAL BEDROOMS large enough to fit queen-sized beds. A CENTRAL LOFT AREA offers flexible space for a playroom, media room, or study nook.

The FULLY DEVELOPED BASEMENT includes an ILLEGAL SUITE with TWO BEDROOMS, a FULL BATHROOM, KITCHEN, LIVING AREA, and PRIVATE SEPARATE ENTRANCE—ideal for extended family or rental income.

RECENT UPGRADES INCLUDE:  
NEW HOT WATER TANK

HIGH-EFFICIENCY FURNACE

NEW ROOF, SIDING, AND FASCIA (2025)

FRESH WHITE PAINT & NEW CARPET  
(2025)

NEARBY AMENITIES:  
Elementary, Junior High & High Schools

Parks, Walking & Biking Trails

Banks, Dental & Medical Clinics

Shopping, Restaurants & Theatres

This thoughtfully designed home combines STYLE, SPACE, AND FUNCTIONALITY—ideal for growing families or savvy investors. Don't miss out on this fantastic opportunity!

Built in 2007

### **Essential Information**

MLS® #	A2228886
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	Kitchen Island, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Lighting
Lot Description	City Lot, Few Trees, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Smart Realty
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