

# \$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

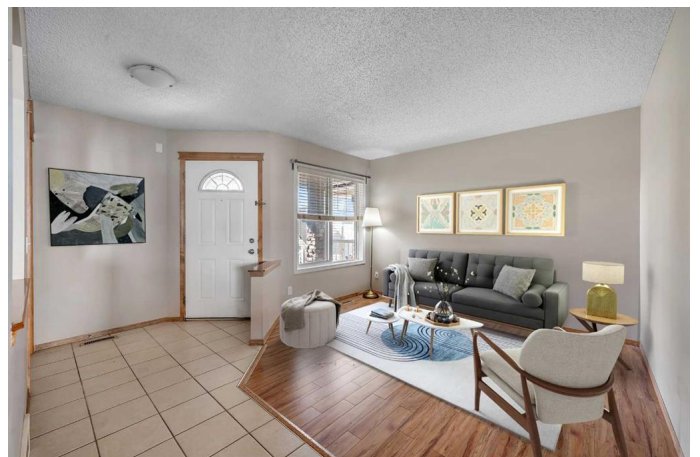
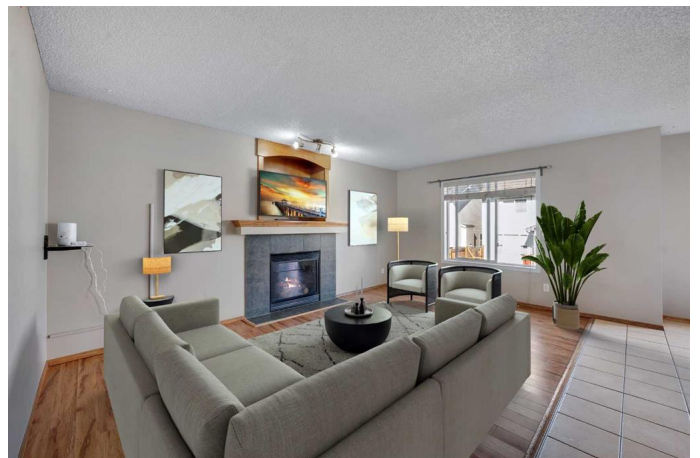
**SPACIOUS 6-BEDROOM HOME | FRONT-ATTACHED GARAGE | FRESHLY PAINTED | NEW CARPET | ILLEGAL SUITE**  
Welcome to this **BEAUTIFULLY MAINTAINED AND FRESHLY UPDATED HOME** featuring a **FRONT-ATTACHED GARAGE** and located in a well-established community. Built in 2007, this spacious property is ideal for **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 ENTRANCEâ€”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  
FUNCTIONALITYâ€”ideal for growing families  
or savvy investors. Donâ€™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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