

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

MLS® #A2215776

**\$779,000**

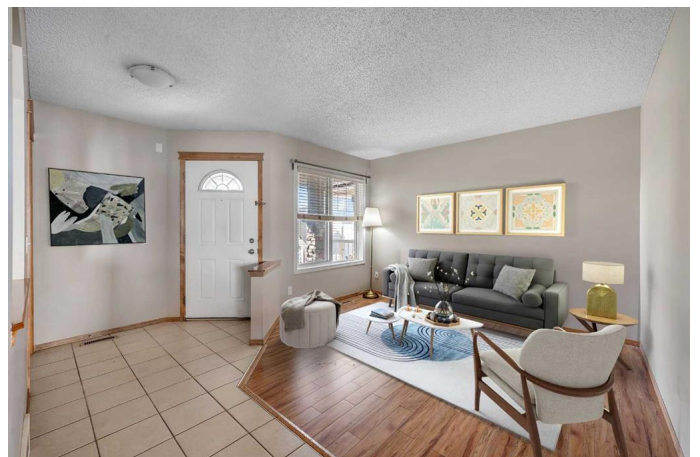
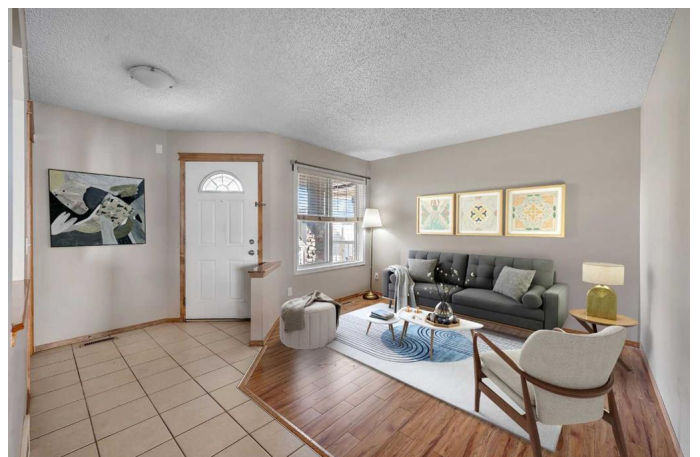
6 Bedroom, 5.00 Bathroom, 2,073 sqft  
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to this spacious and beautifully designed FRONT-ATTACHED GARAGE HOME, offering the perfect blend of comfort, functionality, and modern upgrades. Built in 2007, this well-maintained property is ideal for multi-generational living or added rental income. It features TWO GENEROUS MASTER BEDROOMS, each with its own private ensuite, along with TWO ADDITIONAL SECONDARY BEDROOMS which can easily fit QUEEN Beds – perfect for family members or guests.

The open-concept main floor boasts a bright LIVING ROOM, a welcoming DINING AREA, and a versatile FAMILY ROOM that can easily be used as a HOME OFFICE OR CONVERTED INTO AN ADDITIONAL BEDROOM. The heart of the home is the MODERN KITCHEN, complete with STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, and ample cabinetry for storage and meal prep, with CORNER PANTRY. A PRIVATE DECK off the main level provides a great space for outdoor entertaining or relaxation. COVERED STORAGE under the deck is convenient and practical.

Upstairs, a centrally located LOBBY AREA offers flexible space for a media room, play area, or quiet retreat. The FULLY DEVELOPED BASEMENT includes an Illegal suite with TWO BEDROOMS, Full BATHROOM, a KITCHEN, LIVING AREA, and



PRIVATE ENTRANCE”ideal for extended family or potential rental income.

Recent upgrades include a NEW HOT WATER TANK, HIGH EFFICIENCY FURNACE, NEW ROOF, SIDING, AND FASCIA COMPLETED IN 2025, giving the home a refreshed and updated exterior. With thoughtful design, generous living space, and excellent income potential, this home is an outstanding opportunity for families or investors alike. AMENITIES: ELEMENTARY, JUNIOR HIGH and HIGH Schools, Parks, Walking and Bike trails, Banks, Dental office, Medical office, Shopping, Restaurants, Theatres and much more NEW CARPET will be INSTALLED by the Seller before Closing.

Built in 2007

**Essential Information**

MLS® #	A2215776
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	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Street Lighting
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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