



GRASSROOTS
REALTY GROUP

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118 Panamount Villas NW
Calgary, Alberta

MLS # A2217377



\$734,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Vinyl Windows		

Inclusions:	N/A
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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.