



**GRASSROOTS**  
REALTY GROUP

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**561 Panamont Boulevard NW**  
**Calgary, Alberta**

**MLS # A2247416**



**\$539,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** -

This beautifully maintained semi-detached home with single attached garage is perfectly positioned with serene green space behind, offering peace, privacy, and a touch of nature right out your back door. Ideally located close to schools, parks, shopping, and countless amenities, it's a home that blends comfort, style, and convenience. Step inside to an inviting open concept main floor featuring a entertainers kitchen with quality finishes and Stainless steel appliances, a cozy fireplace in the spacious living area, a bright dining nook overlooking the backyard, and a convenient powder room for guests. Upstairs, discover two large primary bedrooms, each with its own generous walk-in closet, private en-suite bath—perfect for shared living or hosting guests in comfort. Also a large laundry area. This property is built with a 2x6 double-insulated party wall, this home ensures sound reduction and privacy between units. Whether you're entertaining, relaxing, or simply enjoying the nearby walking paths and community amenities, this property offers it all—and is priced to sell. Enjoy your blank canvas to your unfinished basement to create your additional living spaced of choice. Whether you're entertaining, relaxing, or simply enjoying the nearby walking paths and community amenities, this property offers it all—plus it is priced to sell it is below city assessment which is uncommon .... City accessed value is \$553,500. So Don't miss this opportunity!