



GRASSROOTS
REALTY GROUP

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8318, 70 Panamont Drive NW
Calgary, Alberta

MLS # A2249548



\$339,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

TOP FLOOR CORNER UNIT | 2 BED + DEN | 2 BATH | 878+ SQFT | HEATED UNDERGROUND PARKING + STORAGE Welcome to Unit 8318 in Panamont Place II—a rare top-floor, corner condo offering approximately 900 sq. ft. of bright, open living space. This thoughtfully designed home features 2 spacious bedrooms, 2 full bathrooms, plus a versatile den/home office—perfect for today’s lifestyle. The sun-filled living area opens onto an incredible 270-degree balcony with unobstructed views, complete with a gas line for BBQs. Enjoy soaring 9’-10’ ceilings that enhance the sense of space and light throughout. Condo fees cover electricity, heat, water, and gas—making this an excellent value for homeowners and investors alike. Additional highlights include: Heated underground parking stall (extra-wide) with designated accessible storage. Separate garbage disposal facility for added convenience. Quiet, top-floor location- This prime Panorama Hills location puts you within walking distance to everything: Schools (CBE: North Trail High, Captain Nichola Goddard, Panorama Hills School; Catholic: Notre Dame High, St. Jerome) Panorama bus terminal & public transit Shopping centres, restaurants, theaters, and Vivo Recreation Centre. Don’t miss this opportunity to own a bright, corner top-floor condo in a highly desirable NW community!