



**GRASSROOTS**  
REALTY GROUP

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**110 Panamount Drive NW**  
**Calgary, Alberta**

**MLS # A2255153**



**\$408,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to 110 Panamount Drive NW! This bright and inviting 3-bedroom, 1.5-bath home has been tastefully updated (2024) with new vinyl plank flooring, kitchen quartz countertops, dishwasher, and a fresh coat of paint throughout. The main level features a functional layout with a spacious living area and a large front window overlooking the beautiful park across the street, which offers plenty of parking. Upstairs offers three comfortable bedrooms, including a generous primary with a cheater ensuite. Enjoy the convenience of a single rear attached insulated garage and. Plenty of parking. Ideally situated in walking distance from shopping centres with Superstores, Homedepot, Canadian Tire, T&T supermarket, banks, schools, VIVO, and a major transit hub, this home offers the perfect blend of comfort and convenience.