



GRASSROOTS
REALTY GROUP

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**9117, 70 Panamound Drive NW
Calgary, Alberta**

MLS # A2256403



\$305,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Closet Organizers, See Remarks, Vinyl Windows		

Inclusions:	N/A
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Welcome to Panamound Place Phase II – where modern convenience meets comfortable living in the highly desirable community of Panorama Hills. This well-maintained 2-bedroom condo offers exceptional value, thoughtful upgrades, and worry-free amenities that make it stand out from the rest. Inside, the bright open-concept layout features a modern kitchen with a stylish new backsplash (2023) and SS appliances just 3.5 years old. The spacious living area flows seamlessly to a private balcony with a natural gas BBQ hookup and a brand-new railing (2025) – perfect for easy indoor-outdoor living. In-suite laundry adds to the everyday convenience. A rare find, this unit is one of the few that comes with two titled, heated underground parking stalls plus two secure fully enclosed storage lockers – a true luxury for condo living. The building is designed for peace of mind, offering secure fob access, lobby cameras, an elevator, and visitor parking. It’s also pet-friendly with board approval a welcome benefit for pet owners. Condo fees are all-inclusive, covering all utilities of heat, water, electricity and common area maintenance, landscaping, snow removal, and reserve fund contributions, making ownership truly hassle-free. Located in the heart of Panorama Hills, you’re close to schools, shopping, parks, playgrounds, pathways, golf, transit, and major roadways – everything you need within minutes. Whether you’re a first-time buyer, downsizer, or investor, this property offers unbeatable lifestyle and value.