



**GRASSROOTS**  
REALTY GROUP

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**21 Panamount Hill NW**  
**Calgary, Alberta**

**MLS # A2270156**



**\$648,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Wood
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** none

Welcome to this sunny and bright home located in the popular community of Panorama Hills — a great opportunity for start-up families and investors looking for value and potential. The oversized 22x20 garage provides ample space for vehicles and storage. A new roof (2025 installed) and siding will be installed before December 2025, giving the next owner peace of mind for years to come. This home offers a practical and comfortable layout with three generously sized bedrooms, two walk-in closets, and two and a half bathrooms, including a four-piece ensuite with a separate shower. The upper floor includes a spacious bonus room separated from the bedrooms, perfect for relaxation or entertainment. Conveniently located near schools, the Panorama Hills Community Centre, shopping, and parks, this home combines everyday convenience with long-term investment potential. With a few personal touches and updates, it can truly shine as a warm family home or a solid income property in one of Calgary's most sought-after communities.