



**21 Panamount Hill NW
Calgary, Alberta**

MLS # A2270156

\$648,000



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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		
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.