



**146 Panamount Villas NW**  
**Calgary, Alberta**

**MLS # A2290882**



**\$710,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, See Remarks		

**Inclusions:** N/A

Open House on Mar.7 and Mar.8 from 2pm-4pm. Rare opportunity to own a Detached house with Walkout Legal Suite. The main floor Bedroom is ideal for extended family, guests, or a private office. The kitchen features an island and stainless-steel appliances, connecting to Dining area which leads to the balcony (with stairs to backyard); and opening to a warm living area with a fireplace. Upstairs includes the Primary Bedroom with Ensuite and walk-in closet, two other spacious bedrooms and a full bathroom. The bright Bonus room with soaring vaulted ceilings creates an impressive yet cozy gathering space for everyday family living. The professionally developed Walkout Basement is a Legal Suite with Range and Dishwasher, adding significant long-term value. With 9-foot knockdown ceilings and quality workmanship throughout, the space feels solid, bright, and inviting. The basement flooring was upgraded with Subfloor membrane panels, providing enhanced moisture protection and improved insulation, keep the space warmer and drier year-round. The backyard patio was completed with high-quality, durable, low-maintenance material. Back lane access allows for two additional parking spaces in the backyard. Additional updates include a newly replaced hot water tank.