



**9303, 70 Panamount Drive NW  
Calgary, Alberta**

**MLS # A2293894**



**\$234,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Electric Gate, Heated Garage, Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

TOP FLOOR UNIT • 9' CEILINGS • OPEN VIEWS • BALCONY + GAS BBQ LINE • ALL UTILITIES INCLUDED IN CONDO FEES • TITLED HEATED UNDERGROUND PARKING + STORAGE • PRIME PANORAMA HILLS LOCATION • ACROSS THE STREET FROM CALGARY TRANSIT NORTH POINTE TERMINAL. Welcome to Panamount Place in NW Calgary's sought-after Panorama Hills – a top-floor home offering comfort, convenience, and strong long-term value for first-time buyers, downsizers, and investors alike. Step inside to a bright open-concept layout with 9-foot ceilings, a comfortable dining area, and a spacious living room filled with natural light. The kitchen features warm maple cabinetry and a raised breakfast bar – perfect for casual meals, morning coffee, and entertaining. Sunny patio doors lead to a good-sized balcony with a gas BBQ hookup, extending your living space outdoors. The primary bedroom is a quiet retreat with a walk-through closet and private direct entry to the 4-piece bathroom. Stacked in-suite laundry plus an extra storage closet add everyday practicality. Condo fees include all utilities (heat, water, electricity, sewer, waste & recycling). You'll also appreciate titled heated/secure underground parking and a private storage locker – ideal for bikes, tires, and seasonal items. This unit shows well and offers a great opportunity to add value over time with minor cosmetic updates. Tenant occupied. Currently rented at \$1,800/month (utilities included) with planned vacancy April 30, 2026. Enjoy the convenience of Panorama Hills living – close to shopping, restaurants, parks, pathways, schools (K&ndash;12), Vivo, and quick access to Stoney Trail & Deerfoot Trail. A unit like this doesn't come up often – book your showing today!