



**108 Panamount Way NW
Calgary, Alberta**

MLS # A2295876



\$549,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,324 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: none

Welcome to this beautifully maintained home in the highly desirable community of Panorama Hills, ideally located in a prime and convenient area close to schools, parks, shopping, and everyday amenities. This charming property offers 3 spacious bedrooms and 2.5 bathrooms, making it a perfect fit for families or first-time buyers. Recently painted, the home feels fresh, bright, and move-in ready, with a functional main floor layout filled with natural light that creates a warm and inviting atmosphere. Upstairs, you’ll find well-sized bedrooms, including a comfortable primary retreat complete with a 4-piece ensuite bathroom. The partially finished basement adds valuable extra space, ideal for a kids’ play area, home office, or personal gym, with plenty of potential for future development. Enjoy year-round comfort with central air conditioning, and step outside to a larger backyard that’s perfect for entertaining, relaxing, or spending quality time with family. The double detached insulated garage provides added convenience, storage, and protection during the winter months. Added value includes new roof shingles (Class 4) and eavestroughs replaced in 2025, offering peace of mind for years to come. Combining comfort, space, and an unbeatable location, this is a fantastic opportunity to own a truly impressive home in Panorama Hills!