



**702 Panamount Boulevard NW  
Calgary, Alberta**

**MLS # A2299325**



**\$479,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Storage, Walk-In Closet(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautiful and well-kept duplex, perfectly located in a family-friendly neighborhood! This home features 3 comfortable bedrooms and 2 bathrooms, making it a great option for families, first-time buyers, or investors. The main living area is bright and welcoming, featuring a cozy gas fireplace and a functional layout that offers both comfort and practicality. Stay cool during the summer with central air conditioning, and step outside to enjoy the large deck—perfect for relaxing, entertaining, or taking in the nice open view. The unfinished basement is ready for your personal touch, offering great potential for future development. Conveniently located close to nearby schools, shopping centers, parks, and all essential amenities, this home offers both comfort and everyday convenience. Priced well and offering great value, this is a fantastic opportunity to own a great property in a desirable location!