



**21 Panamount Hill NW
Calgary, Alberta**

MLS # A2300155



\$633,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 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, Concrete, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to this sunny and well-kept home in the desirable community of Panorama Hills NW. A great fit for first-time home buyers, young families, and investors, this property offers excellent value, a functional layout, and future potential. Featuring 3 spacious bedrooms, 2.5 bathrooms, 2 walk-in closets, and a large upper bonus room separate from the bedrooms, this home is designed for comfortable everyday living. The unfinished basement gives the next owner the freedom to develop and customize the space to suit their own needs. With a new roof installed in 2025 and new siding in 2026, major exterior updates have already been taken care of, helping reduce future maintenance costs. The oversized 22' x 20' garage adds generous space for vehicles and storage. Close to schools, parks, shopping, and the Panorama Hills Community Centre, this is a fantastic opportunity to own in one of NW Calgary's most popular communities.