



**9 Panton View NW**  
**Calgary, Alberta**

**MLS # A2302629**



**\$529,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 9 Panton View. This well-maintained two-storey EAST facing, NO CONDO FEE home offers exceptional value, NATURAL LIGHT, comfort, and everyday functionality. Perfectly positioned across from a GREEN SPACE and PARK, the inviting front porch provides the ideal setting to enjoy your morning coffee in a peaceful, scenic environment. The OPEN-CONCEPT main floor is bright and welcoming, featuring a spacious living room that flows seamlessly into the dining area and a thoughtfully designed kitchen. Complete with a LARGE ISLAND and BREAKFAST BAR, ample cabinetry, and a sink overlooking the private backyard, this space is both functional and inviting. A convenient two-piece powder room completes the main level. Upstairs, you will find three generously sized bedrooms, including a SPACIOUS primary suite with its own private ENSUITE, creating a comfortable retreat at the end of the day. A full 4-PIECE bathroom and the added convenience of upper-level laundry enhance the home's practical layout. The unfinished basement offers excellent potential, providing an open canvas for future development to suit your lifestyle. A separate, oversized STORAGE ROOM adds valuable functionality beyond the utility space. Step outside to a fully LANDSCAPED and fenced backyard, complete with a LARGE rear DECK, perfect for outdoor entertaining, and a DOUBLE DETACHED garage with convenient alley access. Ideally located within WALKING distance to SCHOOLS, PARKS, PLAYGROUNDS, and everyday amenities. This home also offers quick access to shopping, dining, and services at The Gates of Panorama Hills. Residents enjoy exclusive access to the Panorama Hills Community Centre, featuring a splash park, multi-sport courts, and a variety of family-friendly amenities. Recent updates include NEW ROOFING and SIDING, along with fresh

PAIN**T** and PROFESSIONALLY cleaned FURNACE and CARPETS, allowing for immediate possession. This is a fantastic opportunity to own a move-in ready home in a highly desirable community. Book your private showing today.