

# \$724,900 - 61 Panamount Hill Nw, Calgary

MLS® #A2218679

**\$724,900**

3 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.14 Acres

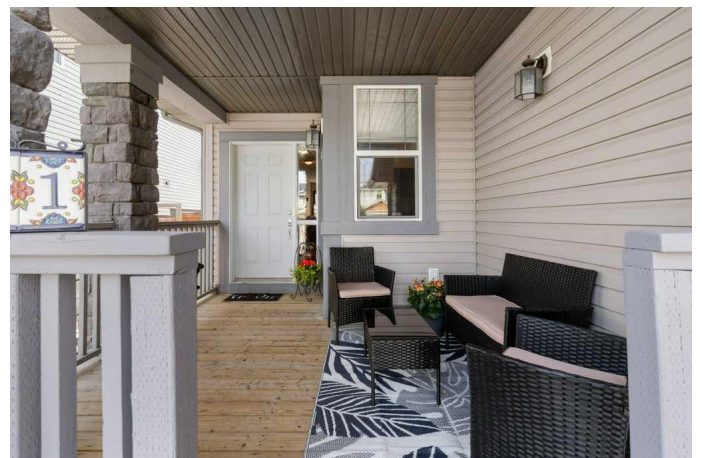
Panorama Hills, Calgary, Alberta

Welcome to this exceptional 3-bedroom bungalow in the heart of Panamount Hills, where design meets practical comfort. This lovely residence boasts a versatile floor plan featuring a dedicated home office space perfect for work-from-home or to keep the the files of daily living all in one place.

Step inside to discover 9-foot ceilings and premium hardwood flooring throughout, creating an atmosphere of spaciousness and luxury. The gourmet kitchen stands as the home's centrepiece, showcasing custom cabinetry, granite countertops, a functional island for casual dining, and a generously-sized pantry. The gas range is a chef's dream and a brand-new over-the-range microwave oven makes best use of space.

The living spaces are thoughtfully appointed with fireplaces on each level, offering warmth and ambiance during Calgary's cooler months. The large windows looking onto the backyard feature remote-control, 2-way blinds for ease of use, light and privacy. Meanwhile, central air conditioning ensures year-round comfort. The convenience of main floor laundry and a central vac system with attachments simplifies everyday living.

Retreat to the primary suite featuring a 5-piece ensuite bathroom illuminated by a stunning skylight. All bedrooms offer generous proportions, providing ample space for



relaxation and rest and the walk-in closet means thereâ€™s room for your whole wardrobe.

Entertainment flows seamlessly to the outdoors with a spacious deck featuring a covered gazebo and private hot tubâ€”perfect for relaxation or social gatherings regardless of weather.

Additional features include dual 40-gallon hot water tanks ensuring uninterrupted supply, useful and elegant storage solutions on the lower level and under the staircase. Smart home cabling throughout means the added security of a hardwired network in your home if you choose. The brand new roof, eavestrough, garage door and opener add to the appeal of this already beautiful home.

Enviably positioned near highly-rated schools, diverse restaurants, a movie Cineplex, public transit routes, shopping, and comprehensive medical amenities. This thoughtfully designed bungalow offers the perfect blend of comfortable living and practical convenience in one of Calgary's most sought-after neighbourhoods.

Built in 2004

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2218679  |
| Price          | \$724,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,397     |
| Acres          | 0.14      |
| Year Built     | 2004      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 61 Panamount Hill Nw |
| Subdivision | Panorama Hills       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 5R8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings       |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | Central Air                                                                                                 |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 2                                                                                                           |
| Fireplaces        | Gas                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Wood Frame                       |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 27             |
| Zoning         | R-G            |
| HOA Fees       | 285            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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