

# \$689,900 - 40 Panamount Circle Nw, Calgary

MLS® #A2233072

**\$689,900**

3 Bedroom, 3.00 Bathroom, 2,024 sqft  
Residential on 0.14 Acres

Panorama Hills, Calgary, Alberta

Proudly offered by the original owners, this 3-bedroom, 2.5-bath detached home sits on a quiet pie-shaped lot in the sought-after community of Panorama Hills. With over 2,000 sq. ft. of functional living space, this property offers everything a growing family needs.

The main floor features gleaming hardwood floors, a versatile front flex room, and an open-concept kitchen with a large island and garburator—perfect for everyday living and entertaining. The bright dining and living area overlook the spacious, landscaped backyard, which includes a stone firepit, fruit trees, a huge deck with storage underneath, and a handy shed.

Upstairs, you'll find a sunny southwest-facing bonus room, convenient second-floor laundry, and a generous primary suite with dual sinks, a jetted tub, and a separate shower.

Enjoy peace of mind with a brand-new roof and siding (2025), plus an extended driveway that accommodates 3–4 cars in addition to the double attached garage.

Ideally located close to top-rated schools (K–12), parks, walking paths, transit, Stoney Trail, and everyday amenities. Plus, you'll have access to the Panorama Hills Community Centre, recently renovated with a splash park, sports courts, playground, sandpit, BBQ area,



and rentable event space.

A fantastic opportunity to own a family-friendly home in one of NW Calgary's most vibrant, amenity-rich neighborhoods!

Built in 2007

### **Essential Information**

MLS® #	A2233072
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,024
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Panamount Circle Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0C7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, No Animal Home, No Smoking Home, Pantry, Open Floorplan
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	48
Zoning	R-G
HOA Fees	260
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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