

40 Panamount Circle NW Calgary, Alberta

MLS # A2233072



\$689,900

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,024 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |
| Inclusions: | N/A | | |

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!