

**9303, 70 Panamount Drive NW
Calgary, Alberta**

MLS # A2293894



\$234,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Electric Gate, Heated Garage, Secured, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

TOP FLOOR UNIT • 9' CEILINGS • OPEN VIEWS • BALCONY + GAS BBQ LINE • ALL UTILITIES INCLUDED IN CONDO FEES • TITLED HEATED UNDERGROUND PARKING + STORAGE • PRIME PANORAMA HILLS LOCATION • ACROSS THE STREET FROM CALGARY TRANSIT NORTH POINTE TERMINAL. Welcome to Panamount Place in NW Calgary's sought-after Panorama Hills – a top-floor home offering comfort, convenience, and strong long-term value for first-time buyers, downsizers, and investors alike. Step inside to a bright open-concept layout with 9-foot ceilings, a comfortable dining area, and a spacious living room filled with natural light. The kitchen features warm maple cabinetry and a raised breakfast bar – perfect for casual meals, morning coffee, and entertaining. Sunny patio doors lead to a good-sized balcony with a gas BBQ hookup, extending your living space outdoors. The primary bedroom is a quiet retreat with a walk-through closet and private direct entry to the 4-piece bathroom. Stacked in-suite laundry plus an extra storage closet add everyday practicality. Condo fees include all utilities (heat, water, electricity, sewer, waste & recycling). You'll also appreciate titled heated/secure underground parking and a private storage locker – ideal for bikes, tires, and seasonal items. This unit shows well and offers a great opportunity to add value over time with minor cosmetic updates. Tenant occupied. Currently rented at \$1,800/month (utilities included) with planned vacancy April 30, 2026. Enjoy the convenience of Panorama Hills living – close to shopping, restaurants, parks, pathways, schools (K–12), Vivo, and quick access to Stoney Trail & Deerfoot Trail. A unit like this doesn't come up often – book your showing today!