

**928 Panamount Boulevard NW
Calgary, Alberta**

MLS # A2316867



\$489,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,292 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Perfect for growing families! Welcome to this bright and inviting 3-bedroom, 2.5-bath half duplex in the sought-after community of Panorama Hills, offering 1292 sq ft of comfortable living space, positioned right across from Greenspace and a soccer field, just steps to Captain Nichola Goddard School—ideal for families who prioritize school proximity and outdoor living. Step inside to discover a bright open floor plan with brand new vinyl plank flooring throughout and freshly painted walls creating a clean, welcoming atmosphere. The East-facing main living areas flood the home with abundant natural light. The generous Living room features large windows with greenspace and soccer field right across—perfect for relaxation and enjoying nature. Adjacent is the well-appointed Kitchen with centre island, raised eating bar, stainless steel appliances, and ample cabinetry for excellent storage. The good-sized Dining area flows seamlessly from the Kitchen and provides door access to your deck and backyard. A convenient powder room completes the main level. On the upper level, the well-sized Primary bedroom offers a peaceful retreat with a walk-in closet and a newer 4-piece ensuite bath featuring quartz countertops. Two additional bedrooms and a 4-piece bathroom provide excellent space for family or guests. Brand new carpeting throughout the upper level completes this comfortable and fresh level. The unfinished basement with bathroom rough-in and laundry area awaits your imagination and development, offering excellent potential for future living space. Step outside to your fully fenced and landscaped East-facing backyard with back lane access and 2 parking pads—perfect for vehicles or RV storage. The sunny backyard is ideal for entertaining, playing, and enjoying the outdoors. Located in family-friendly Panorama Hills, this home is within

walking distance to Captain Nichola Goddard School and close to parks, playgrounds, shopping, dining, and Vivo Recreation Centre. Easy access to Country Hills Boulevard, Stoney Trail, and major commuter routes makes getting around the city effortless. This is an excellent opportunity to own a bright, family-oriented half duplex in one of Calgary's most sought-after Northwest communities!