

**1104, 70 Panamount Drive NW
Calgary, Alberta**

MLS # A2317390



\$286,777

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

BEST-IN-BUILDING LAYOUT! Rare Split-Bedroom Design with Oversized East-Facing Balcony and Dedicated Den. Welcome to this exceptional 2-bedroom + den condominium in the highly desirable community of Panorama Hills. Offering one of the most functional and sought-after floor plans in the building, this beautifully maintained home combines privacy, comfort, and convenience. The thoughtfully designed split-bedroom layout places the spacious living area at the center of the home, with bedrooms located on opposite sides for maximum privacy—ideal for professionals, guests, roommates, or families. The primary suite features a walk-in closet and a private 4-piece ensuite, while the second bedroom is conveniently located beside another full bathroom. The bright, open-concept living and dining area is filled with natural light and extends seamlessly to an oversized east-facing balcony—an uncommon feature that provides the perfect space to enjoy your morning coffee, relax outdoors, or entertain guests. A separate den offers valuable flexibility and is perfectly suited as a home office, study area, or hobby room, meeting the needs of today’s work-from-home lifestyle. Additional features include a titled underground parking stall, a separate storage locker, and in-suite laundry for added convenience. Furthermore, as an elevated ground-floor unit, this home offers the 'best of both worlds'—the unparalleled convenience of direct, stair-free access, combined with the elevated privacy, security, and peace of mind typically reserved for higher-floor living. Ideally located close to shopping, restaurants, schools, parks, transit, and major roadways, this home provides easy access to all the amenities Panorama Hills has to offer. Whether you are a first-time buyer, downsizer, investor, or professional seeking a functional and stylish home, this

outstanding property delivers exceptional value, comfort, and lifestyle. Don't miss this rare opportunity—book your private showing today!