

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

**MLS # A2320682**



**\$284,888**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

\*\*\*OPEN HOUSE Saturday - June 27, 2026 - 12:00 pm to 2:00 pm\*\*\***RARE OVERSIZED PATIO & SPLIT-BEDROOM LAYOUT & ALL UTILITIES INCLUDED & TITLED UNDERGROUND PARKING** Welcome to one of the most desirable and functional floor plans in Panorama Hills. This beautifully maintained 2-BEDROOM + DEN condominium offers a rare combination of privacy, comfort, and outdoor living that is difficult to find in today's market. The standout feature is the exceptionally large EAST-FACING PATIO—significantly larger than most condominium balconies in the area. Whether you're enjoying your morning coffee in the sunshine, entertaining guests, gardening, or simply relaxing outdoors, this expansive outdoor space truly extends your living area and creates a lifestyle that feels more like a townhome than a typical condo. Inside, you'll appreciate the highly sought-after split-bedroom layout, with the two bedrooms located on opposite sides of the unit. This thoughtful design provides excellent privacy for families, guests, roommates, or those working from home. The bright open-concept living and dining area is filled with natural light and flows seamlessly into a modern kitchen featuring STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and ample cabinet space. The spacious primary bedroom includes a walk-in closet and private 4-PIECE ENSUITE, while a second full bathroom is conveniently located beside the generously sized second bedroom. Need additional space? The separate den offers endless flexibility as a home office, study area, hobby room, fitness space, meditation room, or guest workspace. As an elevated main-floor unit, you'll enjoy the convenience of easy access without waiting for elevators while benefiting from enhanced privacy and security compared to a

traditional ground-floor home. Additional features include TITLED UNDERGROUND HEATED PARKING, a PRIVATE STORAGE LOCKER, IN-SUITE LAUNDRY, two full bathrooms, and an oversized outdoor living space designed for everyday enjoyment. Best of all, the condo fees include HEAT, ELECTRICITY, WATER, SEWER, and PROFESSIONAL MANAGEMENT, providing exceptional value and predictable monthly expenses with no surprise utility bills. Located close to shopping, restaurants, parks, schools, public transit, and major roadways, this home offers outstanding convenience in one of NW Calgary's most established communities. Perfect for first-time buyers, downsizers, professionals, investors, or anyone seeking a low-maintenance lifestyle without sacrificing space, privacy, or outdoor enjoyment.