

# \$899,786 - 21 Panamount Street Nw, Calgary

MLS® #A2211827

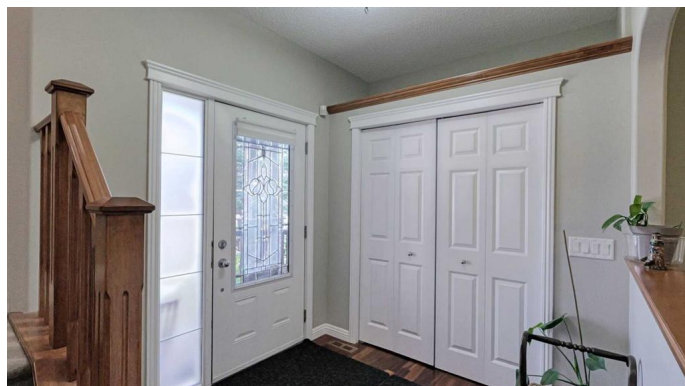
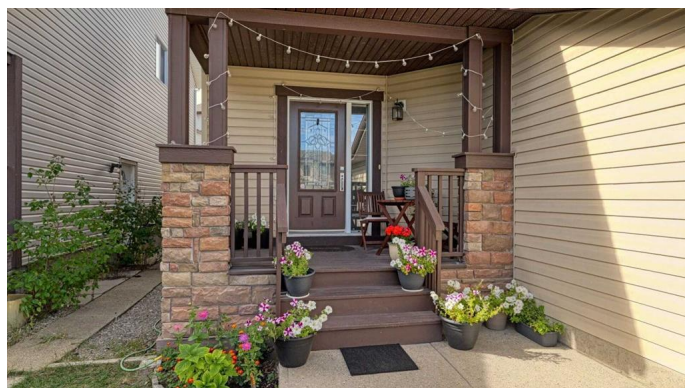
**\$899,786**

6 Bedroom, 5.00 Bathroom, 2,606 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

Beautiful, fully developed, total 3556 sq ft home, with a "legal Suite", in the very desirable and popular community of Panorama Hills, surrounded by Rolling Green Hills, parks, and pathways to enjoy every day. Excellent value with 3 + 3 Bedrooms, 5 bathrooms, walking distance to Schools, Shopping, Parks, Golf course, VIVO Rec center, Library, soccer fields, and casual and fine dining. Very easy access to major routes and bus services. This spacious home offers very practical and well-designed living. A welcoming Foyer to an open concept main floor with a main floor Study/Den, large Living Room, Dining room, Plus a large Family room with a fireplace and lots of windows all around. Gourmet Kitchen with large central island, granite counters, Stainless steel Appliances, Gas Cooktop stove, Chimney hood fan, and Pantry. Well-maintained Hardwood floor through out the main floor adds a lot of class too. A large deck off the dining area for you to relax with your family and friends. Nice railings on the stairway lead you upstairs to a very large Bonus room - ideal for family movie time./relaxing. Primary bedroom with very spacious walk-in closet and 5 piece ensuite bathroom. Two additional large bedrooms, a main bath, and laundry on this level to make your life easy. Newly finished "LEGAL BASEMENT SUITE" with 2 bedrooms, plus 1 without a window, but has sprinkler and alarms, one 4-piece bathroom and one 3-piece bathroom, nice open large kitchen, living room



with granite counters, and chimney hood fan. Nice and very clean. This home also has AC for your comfort. New Shingles replaced recently. The legal suite is rented for \$1400 +30% utilities, and the Tenants would love to stay. So much to offer in this extra value home. Do not miss out. Book your showing soon!!.

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211827    |
| Price          | \$899,786   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,606       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 21 Panamount Street Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0H2                |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Clubhouse, Playground, Park |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |
| # of Garages   | 2                           |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Range Hood, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                 |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Courtyard, Lighting                                                 |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 102              |
| Zoning         | R-G              |
| HOA Fees       | 250              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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