

# \$699,900 - 240 Panamount Lane Nw, Calgary

MLS® #A2230534

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,712 sqft

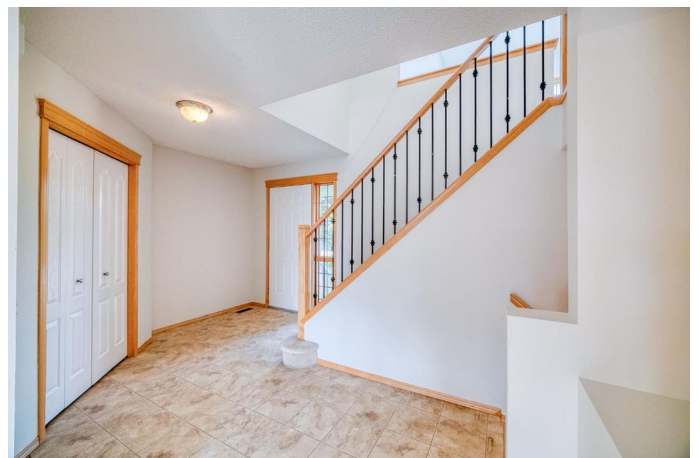
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to this charming and move-in-ready 5-bedroom home in the heart of Panorama Hills, featuring a sunny south-facing backyard and a long list of recent updates. Major improvements include new shingles (2024), furnace (2021), central A/C, fresh paint throughout, finished basement (2018), and newer dryer, washer, stove, and fridge. The main floor boasts an open-concept layout with a bright kitchen, dining area, and cozy living room centered around a corner fireplace. Upstairs offers 3 beautiful bedrooms and a spacious bonus room with vaulted ceiling—ideal as a retreat, playroom, or home office. The fully finished basement adds 2 additional bedrooms and a full bathroom, providing versatile space for extended family or guests. Lovingly maintained by the same owner since 2006, this pet-free, smoke-free home also features a backyard oasis with blooming crabapple and valentine cherry trees, a children's play area, and ample room for gardening or outdoor entertaining. Conveniently located within walking distance to St. Jerome, Panorama Hills School, and Captain Nicola Goddard School, this home is a true gem in a vibrant, family-friendly community. Call your favourite Realtor today to book a private showing!

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2230534    |
| Price          | \$699,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,712       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 240 Panamount Lane Nw |
| Subdivision | Panorama Hills        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 5Y3               |

### Amenities

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

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | Central Air                                                                             |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas, Living Room                                                                        |
| Has Basement      | Yes                                                                                     |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Private Entrance, Private Yard                                          |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, See Remarks, Street Lighting, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | R-G             |
| HOA Fees       | 265             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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