

# \$734,900 - 118 Panamount Villas Nw, Calgary

MLS® #A2217377

**\$734,900**

4 Bedroom, 4.00 Bathroom, 1,776 sqft  
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Nestled on a quiet street in a mature, sought-after neighbourhood, this lovingly cared-for home features a fully finished walk-out basement, offering the perfect "live-up, rent-down" opportunity with a mortgage helper. Step into a bright granite-clad kitchen that flows onto a sunny balcony—perfect for morning coffee, weekend BBQs, and watching the kids play on the nearby playground. This beautiful sunset view is also enjoyed from the primary suite, while a cheerful upstairs bonus room offers a cozy haven for movie nights or homework. The walk-out basement includes its own private entrance, second kitchen, and spacious living area—ideal for guests, in-laws, or tenants. Step outside to a private, fenced yard with convenient back-lane access where pets can roam and gardeners can dream. Recent peace-of-mind upgrades—including a hot water tank(2024), basement flooring(2025), a sleek range hood(2025), and professionally cleaned carpets—mean you can simply move in and start living. With schools, bike paths, soccer and baseball fields just steps away, an eight-minute stroll to bus route #123 and the Diefenbaker school bus, and a five-minute drive to groceries, coffee and fuel, this warm, versatile home offers the perfect blend of comfort, convenience and community.

Built in 2006

## Essential Information



MLS® #	A2217377
Price	\$734,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	118 Panamount Villas Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0A3

### Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

**Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	17
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Homecare Realty Ltd.
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