

\$699,900 - 118 Panamount Villas Nw, Calgary

MLS® #A2217377

\$699,900

4 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

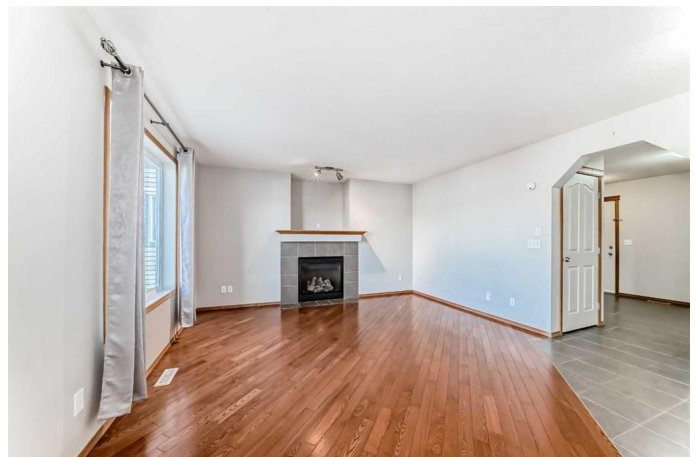
Nestled on a quiet street in a mature, sought-after neighbourhood, this lovingly cared-for home offers rare flexibility with a fully finished walk-out basement—perfect for a "live-up, rent-down" lifestyle or extended family living. It's effectively a second home within your property, adding significant value to your assets.

Step into a bright, granite-clad kitchen that opens onto a sunny balcony—ideal for morning coffee, weekend BBQs, or watching the kids play at the nearby playground. The same beautiful sunset view can be enjoyed from the primary suite, adding a daily moment of calm to your routine. A cheerful bonus room upstairs provides a cozy retreat for movie nights, reading, or quiet study.

Downstairs, the walk-out basement features its own private entrance, a second kitchen, and a spacious living area—ready for guests, in-laws, or rental income. 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 include a new hot water tank (2024), updated basement flooring (2025), a sleek new range hood (2025), and professionally cleaned carpets—so you can simply move in and start enjoying your new home.

Location-wise, it's hard to beat: just steps from schools, bike paths, soccer and baseball fields; an eight-minute stroll to bus route #123 and the Diefenbaker school bus; and only five



minutes by car to groceries, coffee, and fuel. This home stands out not just for its features, but for its value—currently listed at a great price for homes with a walk-out basement, scenic views, and a quiet location. You only see properties like this a few times a year. Don't miss your chance to make it yours—book your showing and send your offer before someone else locks it in.

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2217377 |
| Price | \$699,900 |
| 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 22
Zoning R-G
HOA Fees 263
HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.

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