

# \$549,900 - 46 Panamount Square Nw, Calgary

MLS® #A2137008

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,282 sqft

Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

Welcome to your dream home in the heart of Panorama Hills! This stunning 3-bedroom, 3.5-bathroom semi-detached side-by-side offers an exceptional blend of comfort and style. Nestled on a quiet street, this home boasts a double car garage and beautiful curb appeal that will impress from the moment you arrive.

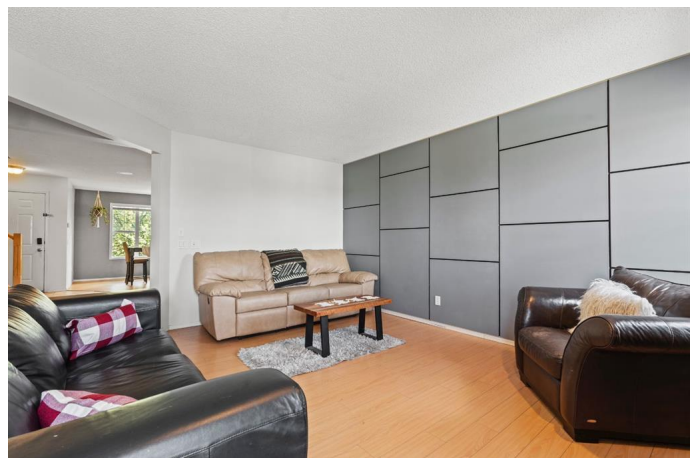
Step inside to discover brand new carpet throughout the upstairs and downstairs, providing a fresh and inviting atmosphere. The bright kitchen and living room area are perfect for entertaining, featuring ample natural light and a seamless flow. Newly painted from top to bottom, this home feels modern and pristine.

The fully developed walk-out basement offers endless possibilities making it an ideal space for guests, extended family, or even a rental opportunity. Enjoy the additional living area and extra bath, adding to the home's versatility.

Don't miss the chance to own this impeccable home in a sought-after community. Schedule your private showing today and experience all that this wonderful property has to offer!

Built in 2004

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2137008               |
| Price          | \$549,900              |
| Sold Price     | \$570,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,282                  |
| Acres          | 0.08                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 46 Panamount Square Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K5T4                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters                                                   |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                            |

**Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2024 |
| Date Sold      | June 4th, 2024 |
| Days on Market | 4              |
| Zoning         | R-2            |
| HOA Fees       | 262.50         |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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