

\$375,000 - 9301, 70 Panamount Drive Nw, Calgary

MLS® #A2156430

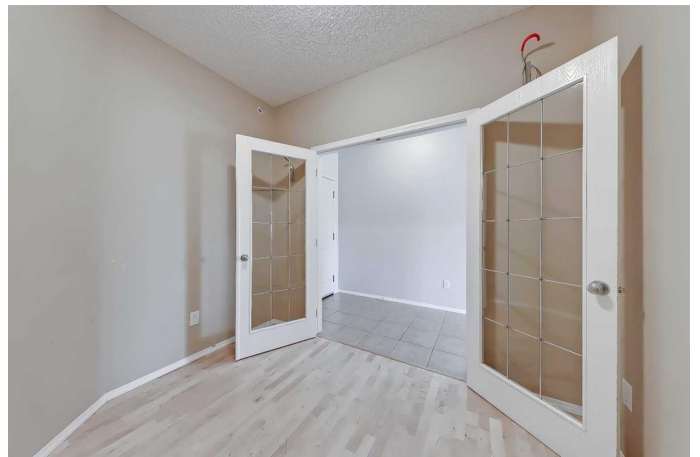
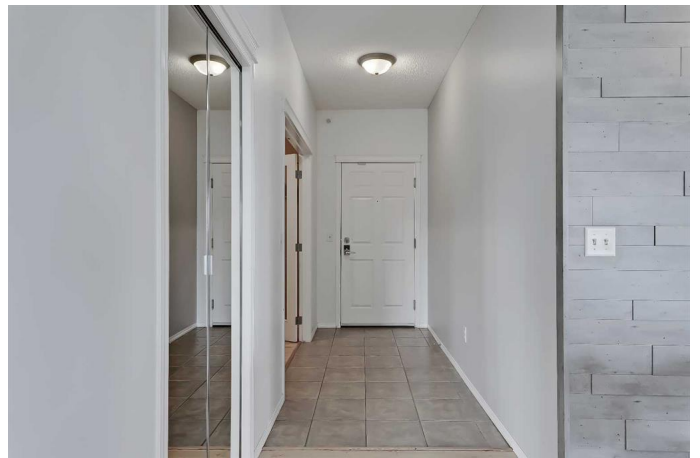
\$375,000

2 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

This TOP FLOOR CORNER UNIT 2-BED, 2-BATH + DEN offers 937 sqft and is the largest of this floorplan offered in the complex!- Your new home awaits in the highly walkable community of PANORAMA HILLS! This established community is rich with shopping, recreation, dining, and other amenities for those looking for convenience. Tasteful finishings and a great 2-BED + DEN layout w/ 9-FT CEILINGS (only available in the top floor units) make this spacious TOP FLOOR, CORNER UNIT condo in the popular and modern Panamount Place an incredibly desirable space. Complete with unobstructed SOUTH and EAST VIEWS from the WRAP-AROUND BALCONY (freshly painted), modern maple laminate, tile flooring, and plush carpeted bedrooms, this home is move-in ready. A spacious and private front den/flex space welcomes you into your home with a built-in closet and access to the in-suite laundry before you enter the open-concept kitchen, dining, and living space. The updated, contemporary kitchen features lots of cabinetry for storage, a modern backsplash, quartz countertops, an upgraded stainless steel appliance package, and direct access to the dedicated dining room with space for a 6-person dining table and a modern feature wall. The living room has a corner gas fireplace, window and a sliding glass patio door for lots of natural light across the entire main living space and a large balcony equipped with a gas BBQ line and space for



outdoor furniture. The primary suite features a good-sized window, a custom walkthrough California closet, and a nice 4-pc ensuite with a large vanity with lots of storage, a tub/shower combo, and tile flooring. The secondary bedroom is perfect for a roommate or a kid's room, with a built-in closet and access to the main 4-pc bath. No condo is complete without building features and amenities! This meticulously maintained complex enjoys maintained grounds and common areas, mature trees, and reasonable condo fees that are inclusive of all utilities, making budgeting a breeze. There's in-suite laundry with a stacked washer/dryer, one TITLED PARKING STALL in the HEATED UNDERGROUND parkade, and a sizeable STORAGE LOCKER. Plus, the complex is PET-FRIENDLY! Panorama Hills is the perfect location to be close to everything! This picturesque community is surrounded by green spaces, including the 36-hole Country Hills Golf Course, playgrounds, bike paths, and a fabulous community center complete with a water park! You're also across the street from Notre Dame High School, Vivo for Healthier Generations, Landmark Cinemas, and the entire Country Hills shopping centre with everything from Staples to Starbucks to Sobeys and more. With direct access to Harvest Hills Blvd and Country Hills Blvd, the rest of the city is just moments away as well. Don't miss your chance to own this contemporary home; it's exactly what apartment-style living should be!

Built in 2004

Essential Information

MLS® #	A2156430
Price	\$375,000
Sold Price	\$363,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	9301, 70 Panamount Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6K6

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
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Construction Vinyl Siding, Wood Frame

Additional Information

Date Listed August 14th, 2024
Date Sold September 7th, 2024
Days on Market 24
Zoning M-C1 d125
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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