

# **\$749,900 - 9 Panamount Row Nw, Calgary**

MLS® #A2164089

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,268 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

REDUCED TO SELL!!!. Welcome to a beautiful 2-storey large NE corner lot property, in the sort after community of Panorama Hills, NEW ROOF installed (2023) and excellent floor plan. The open concept main floor offers a large former dinning area that can also be used as Office/Den, spacious living room, breakfast Nook, functional kitchen plan and lots of large windows for natural light. BRAND-NEW STAINLESS-STEEL appliances, kitchen pantry, hardwood and tiles flooring, 9 feet ceiling and gas fireplace.

The second level offers 3 spacious bedrooms, including Primary Bedroom equipped with very large 4-pc En-Suite bathroom, soaker tub, a separate shower, and large walk-in closet. The two remaining bedrooms offers great space and share a 4-pc bathroom. This level also offers a very large bonus room with large windows for natural light added brightness. The basement is fully developed with 2 rooms, 4-pc bathroom, spacious, huge Rec Room, and separate kitchen for in-laws.

This home is amazingly and conveniently located to Panorama Hills Elementary School, Captain Nichola Goddard School, St. Jerome Elementary School, and Notre Dame High School. Bus stops 8, 114, 123, 142 and the BRT #301 Park & Ride, Vivo Recreation Centre, Public Library, Superstore, Landmark movie Theaters. Easy get away via Stoney Trail, Deerfoot, about 10-15 mins drive to the



Calgary International Airport, and Cross Iron Mills. A phenomenal opportunity and must see!

Built in 2006

### **Essential Information**

MLS® #	A2164089
Price	\$749,900
Sold Price	\$732,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,268
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	9 Panamount Row Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0C6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave, Refrigerator
Heating	Forced Air, Fireplace(s), Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 9th, 2024
Date Sold	October 26th, 2024
Days on Market	47
Zoning	R-1N
HOA Fees	262.50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	D Gees Realty Inc.
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