

# \$779,000 - 16 Panamount Circle Nw, Calgary

MLS® #A2228886

**\$779,000**

6 Bedroom, 5.00 Bathroom, 2,073 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

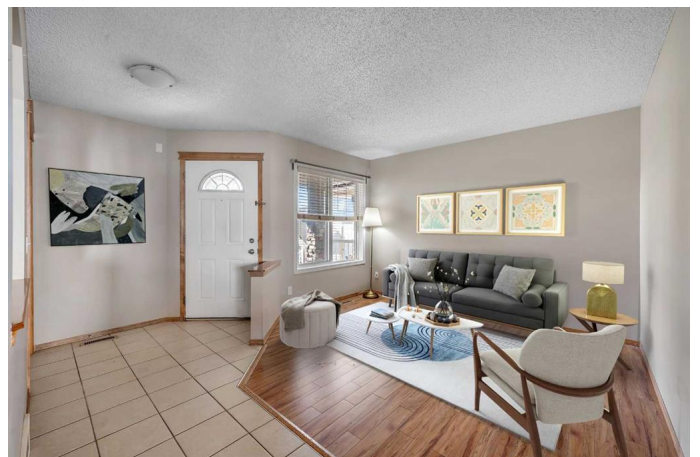
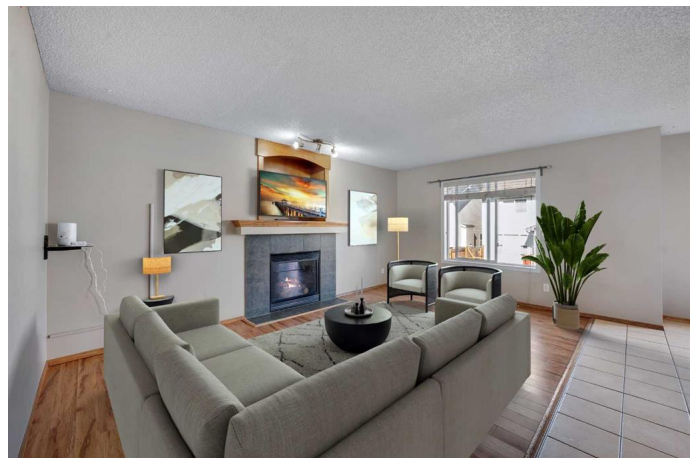
**SPACIOUS 6-BEDROOM HOME | FRONT-ATTACHED GARAGE | FRESHLY PAINTED | NEW CARPET | ILLEGAL SUITE**  
Welcome to this **BEAUTIFULLY MAINTAINED AND FRESHLY UPDATED HOME** featuring a **FRONT-ATTACHED GARAGE** and located in a well-established community. Built in 2007, this spacious property is ideal for **MULTI-GENERATIONAL LIVING** or as an excellent **INVESTMENT OPPORTUNITY** with **INCOME POTENTIAL**.

Inside, youâ€™ll find a **BRIGHT AND OPEN MAIN FLOOR** with **NEW WHITE PAINT** and **BRAND-NEW CARPET** throughout. The layout includes a welcoming **LIVING ROOM**, a large **DINING AREA**, and a cozy **FAMILY ROOM**â€”perfect for relaxing or easily converted into a **HOME OFFICE OR ADDITIONAL BEDROOM**.

The **MODERN KITCHEN** is the heart of the home, equipped with **STAINLESS STEEL APPLIANCES**, a **CENTRAL ISLAND**, **CORNER PANTRY**, and ample cabinetry for storage and prep.

Step outside to your **PRIVATE DECK**â€”perfect for BBQs or morning coffeeâ€”with **COVERED STORAGE** underneath for added convenience.

Upstairs features **TWO GENEROUS MASTER BEDROOMS**, each with its own **PRIVATE**



ENSUITE, plus TWO ADDITIONAL  
BEDROOMS large enough to fit queen-sized  
beds. A CENTRAL LOFT AREA offers flexible  
space for a playroom, media room, or study  
nook.

The FULLY DEVELOPED BASEMENT  
includes an ILLEGAL SUITE with TWO  
BEDROOMS, a FULL BATHROOM,  
KITCHEN, LIVING AREA, and PRIVATE  
SEPARATE ENTRANCEâ€”ideal for extended  
family or rental income.

RECENT UPGRADES INCLUDE:  
NEW HOT WATER TANK

HIGH-EFFICIENCY FURNACE

NEW ROOF, SIDING, AND FASCIA (2025)

FRESH WHITE PAINT & NEW CARPET  
(2025)

NEARBY AMENITIES:  
Elementary, Junior High & High Schools

Parks, Walking & Biking Trails

Banks, Dental & Medical Clinics

Shopping, Restaurants & Theatres

This thoughtfully designed home combines  
STYLE, SPACE, AND  
FUNCTIONALITYâ€”ideal for growing families  
or savvy investors. Donâ€™t miss out on this  
fantastic opportunity!

Built in 2007

### **Essential Information**

MLS® #	A2228886
Price	\$779,000

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,073
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	16 Panamount Circle Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0C7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Lighting
Lot Description	City Lot, Few Trees, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Smart Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.