

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

MLS® #A2215776

**\$779,000**

6 Bedroom, 5.00 Bathroom, 2,073 sqft  
Residential on 0.09 Acres

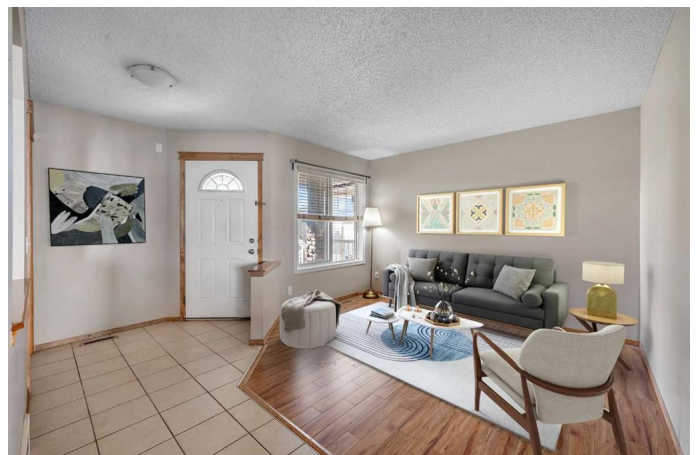
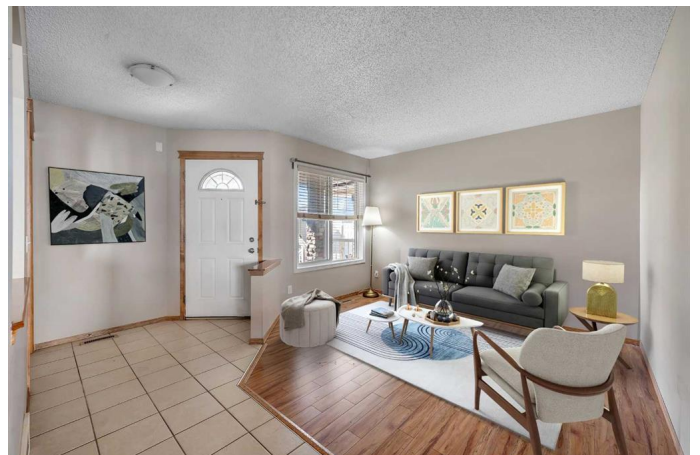
Panorama Hills, Calgary, Alberta

OPEN HOUSE MAY 11 (Sunday) 1pm to 3pm

Welcome to this spacious and beautifully designed FRONT-ATTACHED GARAGE HOME, offering the perfect blend of comfort, functionality, and modern upgrades. Built in 2007, this well-maintained property is ideal for multi-generational living or added rental income. It features TWO GENEROUS MASTER BEDROOMS, each with its own private ensuite, along with TWO ADDITIONAL SECONDARY BEDROOMS – perfect for family members or guests.

The open-concept main floor boasts a bright LIVING ROOM, a welcoming DINING AREA, and a versatile FAMILY ROOM that can easily be used as a HOME OFFICE OR CONVERTED INTO AN ADDITIONAL BEDROOM. The heart of the home is the MODERN KITCHEN, complete with STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, and ample cabinetry for storage and meal prep, with CORNER PANTRY. A PRIVATE DECK off the main level provides a great space for outdoor entertaining or relaxation. COVERED STORAGE under the deck is convenient and practical.

Upstairs, a centrally located LOBBY AREA offers flexible space for a media room, play area, or quiet retreat. The FULLY DEVELOPED BASEMENT includes a suite with TWO BEDROOMS, Full BATHROOM, a KITCHEN, LIVING AREA, and PRIVATE



ENTRANCE”ideal for extended family or potential rental income.

Recent upgrades include a NEW HOT WATER TANK, HIGH EFFICIENCY FURNACE, NEW ROOF, SIDING, AND FASCIA COMPLETED IN 2025, giving the home a refreshed and updated exterior. With thoughtful design, generous living space, and excellent income potential, this home is an outstanding opportunity for families or investors alike. AMENITIES: ELEMENTARY, JUNIOR HIGH and HIGH Schools, Parks, Walking and Bike trails, Banks, Dental office, Medical office, Shopping, Restaurants, Theatres and much more

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215776    |
| 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 | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                                                          |
| Heating           | Central                                                                                                       |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Exterior Entry, Full, Suite                                                                                   |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Lighting, Private Yard                           |
| Lot Description   | Back Yard, City Lot, Landscaped, Street Lighting |
| Roof              | Asphalt                                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | R-G           |
| HOA Fees       | 263           |
| HOA Fees Freq. | ANN           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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