

37 Panamont Avenue NW  
Calgary, Alberta

MLS # A2232982

\$615,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,266 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this beautifully updated 4-bedroom, 3.5-bath home located on a premium corner lot in the vibrant and family-friendly community of Panorama Hills! This home offers exceptional value with modern finishes throughout, including durable vinyl plank flooring, sleek quartz countertops, and a functional open-concept layout perfect for both everyday living and entertaining. Enjoy the luxury of a built-in sound system on the main floor and basement, central A/C, and a heated floor in the basement bathroom for year-round comfort. Recent upgrades include a new hot water tank (2024) and a serviced furnace for peace of mind. Step outside to a beautiful backyard featuring a large deck—ideal for summer gatherings. A storage shed is included. Located just a 3-minute walk to both elementary and junior high schools, and close to shopping, recreation, and transit. Easy access to Stoney Trail makes commuting a breeze. This home checks all the boxes—book your private showing today