

40 Panamount Circle NW  
Calgary, Alberta

MLS # A2233072

\$689,900

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Panorama Hills                      |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | 2 Storey                            |        |                   |
| Size:     | 2,024 sq.ft.                        | Age:   | 2007 (18 yrs old) |
| Beds:     | 3                                   | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Parking Pad |        |                   |
| Lot Size: | 0.14 Acre                           |        |                   |
| Lot Feat: | Landscaped                          |        |                   |

|             |   |            |     |
|-------------|---|------------|-----|
| Heating:    | Forced Air, Natural Gas   | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -   |
| Roof:       | Asphalt   | Condo Fee: | -   |
| Basement:   | Full, Unfinished  | LLD:       | -   |
| Exterior:   | Wood Frame  | Zoning:    | R-G |
| Foundation: | Poured Concrete   | Utilities: | -   |
| Features:   | Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry |            |     |

Inclusions: N/A

Proudly offered by the original owners, this 3-bedroom, 2.5-bath detached home sits on a quiet pie-shaped lot in the sought-after community of Panorama Hills. With over 2,000 sq. ft. of functional living space, this property offers everything a growing family needs. The main floor features gleaming hardwood floors, a versatile front flex room, and an open-concept kitchen with a large island and garburator—perfect for everyday living and entertaining. The bright dining and living area overlook the spacious, landscaped backyard, which includes a stone firepit, fruit trees, a huge deck with storage underneath, and a handy shed. Upstairs, you’ll find a sunny southwest-facing bonus room, convenient second-floor laundry, and a generous primary suite with dual sinks, a jetted tub, and a separate shower. Enjoy peace of mind with a brand-new roof and siding (2025), plus an extended driveway that accommodates 3–4 cars in addition to the double attached garage. Ideally located close to top-rated schools (K–12), parks, walking paths, transit, Stoney Trail, and everyday amenities. Plus, you’ll have access to the Panorama Hills Community Centre, recently renovated with a splash park, sports courts, playground, sandpit, BBQ area, and rentable event space. A fantastic opportunity to own a family-friendly home in one of NW Calgary’s most vibrant, amenity-rich neighborhoods!