

594 Panamont Boulevard NW  
Calgary, Alberta

MLS # A2249070

\$799,999

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Panorama Hills         |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 2,359 sq.ft.           | Age:   | 2007 (18 yrs old) |
| Beds:     | 5                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Rectangular Lot        |        |                   |

|             |                                          |            |     |
|-------------|------------------------------------------|------------|-----|
| Heating:    | Forced Air                               | Water:     | -   |
| Floors:     | Carpet, Hardwood, Laminate               | Sewer:     | -   |
| Roof:       | Asphalt Shingle                          | Condo Fee: | -   |
| Basement:   | Finished, Full, Suite, Walk-Out To Grade | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                 | Zoning:    | R-G |
| Foundation: | Poured Concrete                          | Utilities: | -   |
| Features:   | See Remarks                              |            |     |

Inclusions: Shed

Welcome to 594 Panamont Blvd NW, a beautifully maintained and thoughtfully upgraded 5 bedroom home offering the perfect blend of comfort, style, and functionality in one of Northwest Calgary's most desirable communities. From the moment you arrive, you'll notice the extended driveway that provides plenty of parking space, along with concrete pathways on both sides of the home leading to gated fences for easy access to the backyard. The layout is ideal for families, multi-generational living, or those who love to host guests. Inside, the main level features a bright, open concept design with large windows that fill the home with natural light. The renovated kitchen features a stylish and functional kitchen island and extra cabinetry, offering both a beautiful focal point and extra storage. The living and dining areas flow seamlessly to the extended deck, perfect for summer barbecues, family gatherings, or simply relaxing while enjoying the view. Upstairs, you'll find three spacious bedrooms, including a large primary suite with a walk-in closet and ensuite bathroom. The fully finished walk-out basement offers two additional bedrooms, a full bathroom, and a flexible recreation space — perfect for a home office, gym, or guest accommodations. This home is perfectly located within walking distance to junior high and high schools, making school drop-offs a breeze. For commuting and convenience, the #8 city bus stop is located right in front of the property. This is more than just a house, it's a well cared home in a vibrant, family-friendly neighbourhood close to parks, schools, shopping, and recreation facilities. Don't miss the opportunity to make it yours and book your private viewing today!