

# \$549,900 - 13 Panamount Avenue Nw, Calgary

MLS® #A2209859

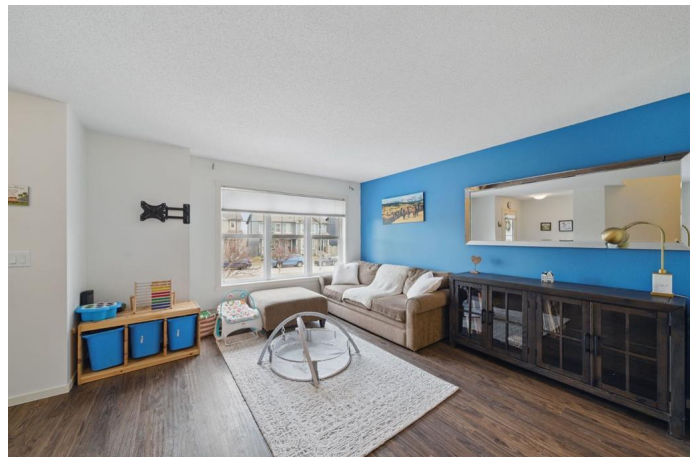
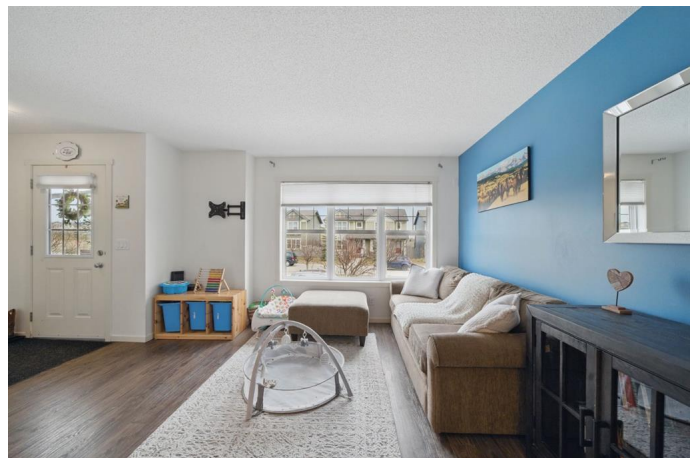
**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,294 sqft  
Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 19 From 1-3 pm and Sunday APRIL 20 FROM 12-2. Welcome to this beautifully updated home located in the desirable community of Panorama Hills. With 1294 square feet of above-grade living space, this home has been thoughtfully upgraded, including new flooring on both the main and upper floors and a new dishwasher. As you step inside, large windows flood the open-concept main floor with natural light, creating a warm and inviting atmosphere. The centrally located kitchen serves as the heart of the home, perfect for both cooking and entertaining. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite and walk-in closet—offering ultimate privacy and comfort. The finished basement adds even more value, providing a great space for family activities or additional recreational use, complete with a cozy fireplace. Enjoy long summer nights on the oversized south-facing deck, ideal for relaxation and entertaining. This home is situated in a prime location, close to shopping, parks, schools of all levels, and convenient transit options. Additional highlights include an upgraded , elegant railings, accent walls with designer wallpaper, and custom millwork for added shelving and storage. Everything you need and more in your next dream home. Come see it for yourself today!

Built in 2010



## Essential Information

MLS® #	A2209859
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,294
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	13 Panamount Avenue Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3k0p8

## Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	10
Zoning	R-2M
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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