



GRASSROOTS

REALTY GROUP

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**702 Panamount Boulevard NW
Calgary, Alberta**

MLS # A2299325

\$479,000



Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,052 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Welcome to this beautiful and well-kept duplex, perfectly located in a family-friendly neighborhood! This home features 3 comfortable bedrooms and 2 bathrooms, making it a great option for families, first-time buyers, or investors. The main living area is bright and welcoming, featuring a cozy gas fireplace and a functional layout that offers both comfort and practicality. Stay cool during the summer with central air conditioning, and step outside to enjoy the large deck—perfect for relaxing, entertaining, or taking in the nice open view. The unfinished basement is ready for your personal touch, offering great potential for future development. Conveniently located close to nearby schools, shopping centers, parks, and all essential amenities, this home offers both comfort and everyday convenience. Priced well and offering great value, this is a fantastic opportunity to own a great property in a desirable location!