



**182 Panamount Road NW  
Calgary, Alberta**

**MLS # A2306505**



**\$1,199,999**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,145 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** BASEMENT FRIDGE/ELETRIC STOVE/OTR MICROWAVE/WASHER/DRYER

Welcome to this beautifully renovated home (2025), offering spectacular panoramic views of the city in the highly sought-after community of Panorama Hills. This family-friendly neighbourhood provides access to excellent schools from Kindergarten through high school, along with a wide range of amenities. Enjoy stunning, year-round views from all three levels—breathtaking during the day, captivating at night, and impressive in every season. This move-in-ready home has been thoughtfully updated with modern finishes throughout. All renovations were completed in 2025 and include new contemporary railings, stylish flooring, sleek light fixtures, fully updated bathrooms, and brand-new appliances. Major mechanical upgrades include a new hot water tank, furnace, air conditioning system, and roof—offering comfort, efficiency, and peace of mind for years to come. The open-concept main floor is bathed in natural light, offering a warm and welcoming ambiance throughout. A dedicated home office provides the perfect space for remote work or study. The expansive kitchen seamlessly flows into the dining and living areas, making it ideal for both everyday living and entertaining. A thoughtfully designed mudroom adds both functionality and everyday convenience to the home. Step out onto the oversized deck spanning nearly 600 SQ FT, finished with durable Trex decking that offers long-lasting performance with minimal maintenance—perfect for hosting gatherings or taking in the breathtaking city views year-round. The second floor offers a stunning vaulted bonus room with beautiful skylights that fill the space with natural light—an ideal spot for relaxing, entertaining, or spending time with family. This level also includes a spacious primary suite and two generously sized bedrooms. The views from the upper level are

even more breathtaking, offering an elevated perspective of the city skyline. The fully finished walkout basement features an illegal suite, offering excellent flexibility and functionality. With large windows throughout, the space is bright and welcoming with an abundance of natural light. It includes a private bedroom, a custom-designed bathroom, a kitchen, a combined living and dining area, and its own laundry room&mdash;making it ideal for extended family or potential rental income. This vibrant neighbourhood offers unmatched convenience, with nearby schools, parks, grocery stores, a recreation centre, movie theatre, and public transit&mdash;all just minutes away. Plus, enjoy quick and easy access to downtown and a wide range of additional amenities. Rare opportunity to own in a prime location with unbeatable views and exceptional convenience.