



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3304, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2318852



\$308,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Open Floorplan		

Inclusions: N/A

Welcome to this freshly updated top-floor condo with 9-foot ceilings in the highly sought-after Panamont Place community. Offering an ideal blend of comfort, style, and convenience, this bright and spacious 2-bedroom, 2-bathroom home features an open-concept layout enhanced by soaring ceilings, fresh finishes, and large windows that fill the space with natural light. The functional kitchen overlooks the living and dining areas, creating a seamless setting for both everyday living and entertaining. The spacious primary bedroom includes a generous closet and private 4-piece ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. Step outside to your private covered balcony and enjoy peaceful views from this desirable top-floor location. Additional highlights include fresh paint, updated flooring, in-suite laundry, titled underground parking, and a secure storage locker. Residents of Panamont Place enjoy beautifully landscaped grounds and an unbeatable location close to shopping, restaurants, schools, parks, public transit, Vivo Recreation Centre, and major routes including Stoney Trail and Deerfoot Trail. Whether you're a first-time buyer, downsizer, or investor, this home offers exceptional value and low-maintenance living in one of NW Calgary's most convenient communities. Freshly updated and move-in ready, this top-floor gem combines 9-foot ceilings, underground parking, and outstanding convenience in one exceptional package.