



GRASSROOTS
REALTY GROUP

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210 Panamount Hill NW
Calgary, Alberta

MLS # A2330714



\$759,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,081 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s)		

Inclusions:	NA
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OPEN HOUSE: August 1 & 2 | 2:00–4:00 PM Welcome to this exceptionally well-maintained, fully finished two-storey walkout home featuring a legal basement suite and nearly 3,000 sq. ft. of developed living space. Freshly updated with new interior paint and professionally steam-cleaned carpets, this bright home offers 5 bedrooms, 3.5 bathrooms, and a functional layout perfect for families or multi-generational living. The main floor features an open-concept design with hardwood floors, a cozy brick fireplace, walk-through pantry, main-floor laundry, and a beautiful vaulted sunroom with expansive opening windows leading to a large covered deck. Upstairs, the spacious primary retreat includes a walk-in closet and ensuite with a jetted tub and separate shower, while two additional bedrooms, a full bathroom, and a bonus room with vaulted ceilings complete the upper level. The fully legalized walkout basement includes 2 bedrooms, a full bathroom, secondary kitchen, and a large recreation room—ideal for extended family or mortgage-helper potential. Enjoy a private, fully fenced backyard with open views. Located close to schools, parks, Vivo Recreation Centre, shopping, and express transit to downtown. Recent upgrades include roof, siding, exterior paint, gutters & downspouts (2026), hot water tank (2025), main refrigerator (2022), and basement refrigerator (2024).