



GRASSROOTS
REALTY GROUP

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702 Panamont Boulevard NW
Calgary, Alberta

MLS # A2330951



\$459,999

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,051 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: none

Beautifully maintained and ideally situated in a family-friendly neighborhood, this charming duplex offers comfort, convenience, and excellent value. Featuring 3 comfortable bedrooms and 2 bathrooms, this home is a great fit for families, first-time homebuyers, or investors. The bright and inviting main living area showcases a cozy gas fireplace and a functional layout designed for both comfort and everyday practicality. Stay cool throughout the summer with central air conditioning, and step outside to enjoy the large deck&mdashperfect for relaxing, entertaining guests, or taking in the open views. The unfinished basement is ready for your personal touch and offers excellent potential for future development. Conveniently located close to schools, shopping, parks, and all essential amenities, this home provides the perfect balance of comfort and everyday convenience. Offering great value in a desirable location, this is a fantastic opportunity to own a wonderful property you'll be proud to call home.