



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

96 Panamount Manor NW
Calgary, Alberta

MLS # A2334526



\$680,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Irregular Lot, Lawn, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome home to this beautifully maintained property located on a quiet street in the highly sought-after community of Panorama Hills. Offering a functional open-concept layout and numerous recent updates, this move-in ready home is perfect for families and investors alike. The main floor features a bright and inviting living room with a cozy gas fireplace, spacious dining area, and a well-appointed kitchen complete with newer stainless steel appliances, corner pantry, central island, and ample cabinetry—ideal for everyday living and entertaining. Sliding patio doors lead to a large deck and private backyard, creating the perfect outdoor space for summer gatherings. A convenient 2-piece bathroom and separate mudroom off the garage complete the main level. Upstairs you’ll find a spacious bonus room, perfect as a family room, home office, or kids’ play area. The upper floor also offers three generously sized bedrooms, a full bathroom, and a comfortable primary retreat featuring its own private ensuite. The undeveloped basement provides excellent future development potential and includes PEX plumbing along with two egress windows. Recent upgrades include new shingles (2024) and new siding (2025), offering long-term value and peace of mind. Enjoy unbeatable convenience with nearby amenities including Vivo for Healthier Generations, movie theatre, North Pointe Transit Hub, and shopping at Real Canadian Superstore, Sobeys, Canadian Tire, Home Depot, Starbucks, Tim Hortons and many restaurants and retail shops. Fantastic opportunity to own a well-cared-for home in one of NW Calgary’s most desirable communities!