

# \$245,000 - 9316, 70 Panamount Drive Nw, Calgary

MLS® #A2229516

**\$245,000**

1 Bedroom, 1.00 Bathroom, 575 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

**TOP FLOOR | NEW APPLIANCES | GREAT NATURAL LIGHT | UNDERGROUND PARKING** | This top-floor, one-bedroom + den, one-bathroom condominium boasts a thoughtfully designed floor plan filled with natural light. As you enter the unit, you'll be greeted by the spacious, open-concept living area, with a versatile den/flex space. The kitchen is equipped with brand-new stainless steel appliances and a breakfast bar, perfect for your morning coffee or entertaining guests. The bright living room offers ample space for a dining table and opens onto a west-facing patio, complete with a natural gas hookup for a BBQ.

The generously sized primary bedroom features a walk-through closet with plenty of storage and direct access to the 4-piece bathroom. For added convenience, the unit includes in-suite laundry.

Located in a quiet, well-maintained, and secure complex, this home offers peace of mind. Parking is available in a video-monitored underground lot, and a large, secure storage closet is conveniently located at the parking stall. The property is ideally situated with easy access to Stoney Trail, Country Hills Boulevard, Deerfoot Trail, and an express bus route to downtown and Calgary International Airport.

Just a few blocks away, you'll find the Vivo Recreation Centre, Landmark Cinemas, and a variety of local shops, making entertainment and shopping effortless. The area boasts a



high walk score and ample green space, making it perfect for enjoying walks with your furry companions.

Whether you're a first-time homebuyer, downsizer, or investor, this is a fantastic opportunity to own a home in a welcoming community.

Built in 2006

### Essential Information

MLS® #	A2229516
Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	575
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	9316, 70 Panamound Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K6K6

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	6
Zoning	M-C1 d125
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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