

# \$235,000 - 8312, 70 Panamount Drive Nw, Calgary

MLS® #A2232518

**\$235,000**

1 Bedroom, 1.00 Bathroom, 575 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to incredible value in the highly sought-after community of Panorama Hills! Whether you're a first-time home buyer looking to break into the market or a savvy investor seeking a low-maintenance, income-generating property, this move-in-ready 1-bedroom, 1-bathroom unit in Panamount Place checks all the boxes!

Located on the top floor, this bright and inviting west-facing unit features a smart, open-concept layout filled with natural light that creates a warm and welcoming atmosphere. The functional kitchen offers ample cabinetry and counter space, while the adjacent dining area and spacious living room provide plenty of room to relax or entertain.

The large primary bedroom includes a generous walk-through closet that leads directly into a well-appointed 4-piece ensuite bathroom—a layout that offers both privacy and convenience. You'll also love the in-suite laundry with stacked washer and dryer tucked away for easy access.

Step outside to your private west-facing balcony, perfect for evening sunsets and enjoying fresh air. Bonus features include a Titled Underground Parking Stall for added comfort and security, plus all utilities are included in the condo fees—heat, water, electricity, and gas—making this an extremely budget-friendly option with no surprise monthly



bills.

Located close to schools, shopping, restaurants, parks, and public transit, with quick access to major roadways like Stoney Trail and Country Hills Blvd.

This is the perfect home base for new buyers or an excellent turnkey rental for investors. Donâ€™t miss out on this opportunity to own in one of NW Calgaryâ€™s most desirable, amenity-rich communities.

Book your private showing today!

Built in 2006

### **Essential Information**

MLS® #	A2232518
Price	\$235,000
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	8312, 70 Panamound Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K6G7

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

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

## Additional Information

Date Listed	June 18th, 2025
Days on Market	24
Zoning	M-C1 d125
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.