

# \$850,000 - 45 Pantego Link Nw, Calgary

MLS® #A2237446

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,156 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

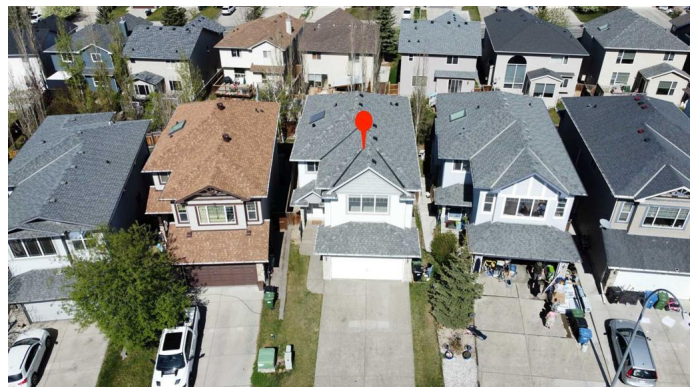
Welcome to 45 Pantego Link NW, a stunning home with walkout basement suite in Panorama Hills! This spacious residence offers over 3000 sq ft of living space.

Step inside to a bright and open main floor with modern 2021 newly installed luxury vinyl plank flooring. The welcoming foyer leads to a spacious living room, a well-appointed kitchen with sleek granite countertops and pantry, and a versatile office perfect for working from home.

Upstairs, the serene primary bedroom features a walk-in closet and private 4-piece ensuite bathroom. Two more bedrooms, another bathroom, and a south-facing bonus room provide ample space for everyone. Enjoy the feeling of the 2021 new carpet underfoot, recently refreshed with professional cleaning. The fully finished walkout basement is a true bonus, including a separate entrance, large windows, kitchen, living room, two bedrooms, and a laundry room.

Located in a prime location at Panorama Hills, you'll enjoy easy access to community centre, schools, parks, shopping, dining, and the Vivo recreation centre. Everything you need is just moments away. Enjoy the community's pathways, green spaces, and a vibrant neighbourhood feel.

This home has been meticulously cared for with several additional recent upgrades, including a new roof and sandblasted garage driveway in 2024, air conditioning in 2022, a water tank in 2017, a new microwave in 2025,



and fresh paint in 2021. Enjoy the added touch of multiple curtains and window shades installed between 2021 and 2023. Don't miss this incredible opportunity to own a versatile home in a sought-after NW location. Schedule your showing today and envision the lifestyle that awaits at 45 Pantego Link NW!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237446    |
| Price          | \$850,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,156       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 45 Pantego Link Nw |
| Subdivision | Panorama Hills     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 0C4            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Skylight(s) |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Family Room, Gas                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 2              |
| Zoning         | R-G            |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | YMK Real Estate & Management Inc. |
|----------------|-----------------------------------|

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