

\$305,000 - 9117, 70 Panamount Drive Nw, Calgary

MLS® #A2256403

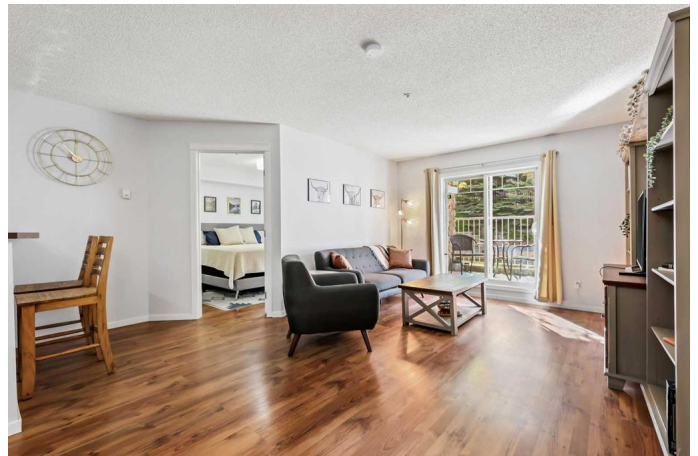
\$305,000

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

A TURN KEY HOME W/ ALL UTILITIES ARE INCLUDED IN THE CONDO FEES. Welcome to Panamount Place Phase II where modern convenience meets comfortable living in the highly desirable community of Panorama Hills. This well-maintained 2-bedroom condo offers exceptional value, thoughtful upgrades, and worry-free amenities that make it stand out from the rest. Inside, the bright open-concept layout features a modern kitchen with a stylish new backsplash (2023) and SS appliances just 3.5 years old. The spacious living area flows seamlessly to a private balcony with a natural gas BBQ hookup and a brand-new railing (2025) perfect for easy indoor-outdoor living. In-suite laundry adds to the everyday convenience. A rare find, this unit is one of the few that comes with two titled, heated underground parking stalls plus two secure fully enclosed storage lockers—a true luxury for condo living. The building is designed for peace of mind, offering secure fob access, lobby cameras, an elevator, and visitor parking. It's also pet-friendly with board approval a welcome benefit for pet owners. Condo fees are all-inclusive, covering all utilities of heat, water, electricity and common area maintenance, landscaping, snow removal, and reserve fund contributions, making ownership truly hassle-free. Located in the heart of Panorama Hills, you're close to schools, shopping, parks, playgrounds, pathways, golf, transit, and major



roadwaysâ€”everything you need within minutes. Whether youâ€™re a first-time buyer, downsizer, or investor, this property offers unbeatable lifestyle and value.

Built in 2005

Essential Information

MLS® #	A2256403
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	9117, 70 Panamount Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6K6

Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Storage, Other
Parking Spaces	2
Parking	Parkade, Titled, Underground, Secured

Interior

Interior Features	Closet Organizers, See Remarks, Vinyl Windows
-------------------	---

Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Garburator, Oven
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 18th, 2025
Days on Market	45
Zoning	M-C1 d125
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.