

# \$300,000 - 6112, 70 Panamount Drive Nw, Calgary

MLS® #A2198828

**\$300,000**

2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Nestled in the highly sought-after community of Panamount Place, this beautifully maintained and freshly painted two-bedroom, two-bathroom condominium offers a perfect blend of comfort, convenience, and modern living. Boasting an open-concept floor plan, this unit is designed to maximize space and natural light, creating an inviting atmosphere for both relaxation and entertaining. The spacious living and dining areas provide ample room for hosting guests or enjoying quiet evenings at home. Large patio doors lead to a private, tree-lined outdoor patio, offering a peaceful retreat with a built-in gas line, perfect for barbecuing and outdoor dining. The primary bedroom suite is a true sanctuary, complete with a walk-in closet and a luxurious four-piece ensuite bathroom, providing both functionality and privacy. The second bedroom is generously sized, making it ideal for a guest room, home office, or additional living space. Conveniently located nearby is another full four-piece bathroom, ensuring comfort and accessibility for residents and visitors alike. This unit also features a separate storage room and in-suite laundry, adding to the overall convenience and practicality of the home. One of the standout features of this property is the underground heated titled parking stall, offering security and protection from the elements, along with an assigned storage locker for additional space. The location is truly unbeatable, just minutes away from premier shopping centers, a variety of



restaurants, public transit options, and essential amenities. Residents will also enjoy close proximity to Cardel Place, which features a public library, swimming pool, fitness center, and recreational facilities. Families will appreciate the easy access to schools, playgrounds, and entertainment options, including a nearby movie theatre. Adding even more value, the affordable condo fees include all utilitiesâ€”heat, water, and electricityâ€”making for a hassle-free and budget-friendly living experience. With quick possession available, this move-in-ready home is perfect for first-time buyers, downsizers, or investors seeking a prime real estate opportunity in a thriving community.

Built in 2004

### **Essential Information**

MLS® #	A2198828
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	6112, 70 Panamount Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5Z1

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	March 19th, 2025
Days on Market	20
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
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