

16 Panamont Circle NW
Calgary, Alberta

MLS # A2215776



\$779,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to this spacious and beautifully designed FRONT-ATTACHED GARAGE HOME, offering the perfect blend of comfort, functionality, and modern upgrades. Built in 2007, this well-maintained property is ideal for multi-generational living or added rental income. It features TWO GENEROUS MASTER BEDROOMS, each with its own private ensuite, along with TWO ADDITIONAL SECONDARY BEDROOMS – perfect for family members or guests. The open-concept main floor boasts a bright LIVING ROOM, a welcoming DINING AREA, and a versatile FAMILY ROOM that can easily be used as a HOME OFFICE OR CONVERTED INTO AN ADDITIONAL BEDROOM. The heart of the home is the MODERN KITCHEN, complete with STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, and ample cabinetry for storage and meal prep, with CORNER PANTRY. A PRIVATE DECK off the main level provides a great space for outdoor entertaining or relaxation. COVERED STORAGE under the deck is convenient and practical. Upstairs, a centrally located LOBBY AREA offers flexible space for a media room, play area, or quiet retreat. The FULLY DEVELOPED BASEMENT includes a suite with TWO BEDROOMS, Full BATHROOM, a KITCHEN, LIVING AREA, and PRIVATE ENTRANCE – ideal for extended family or potential rental income. Recent upgrades include a NEW ROOF, SIDING, AND FASCIA COMPLETED IN 2025, giving the home a refreshed and updated exterior. With thoughtful design, generous living space, and excellent income potential, this home is an outstanding opportunity for families or investors alike. AMENITIES: ELEMENTARY, JUNIOR HIGH and HIGH Schools, Parks, Walking and Bike trails, Banks, Dental office, Medical office, Shopping, Restaurants, Theatres and much more