

# \$295,000 - 7104, 70 Panamount Drive Nw, Calgary

MLS® #A2208640

## \$295,000

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom, 2-bathroom east-facing condo, offering a spacious balcony and an abundance of natural light. The open-concept layout seamlessly connects the kitchen and living area, creating a bright and airy space perfect for both relaxation and entertaining. The sunlit living room strategically separates the two bedrooms, ensuring privacy and minimizing noise. The sunlit living room strategically separates the two bedrooms, ensuring privacy and minimizing noise. A full-length balcony extends across all three main rooms, offering additional outdoor space and is equipped with a BBQ gas hookup—perfect for enjoying outdoor dining or unwinding in the fresh air. The U-shaped kitchen is both functional and stylish, featuring ample cabinetry and a raised eating bar, ideal for casual dining. The primary suite boasts a walk-in closet and a 4-piece ensuite with a bathtub, while the second bedroom is conveniently located near its own 4-piece bathroom, making it perfect for guests or family members. A dedicated den/home office provides a quiet workspace, and the in-suite laundry adds everyday convenience.

Recent updates include new vinyl flooring (2025) in the entrance area and den, as well as a new dishwasher (2024). This unit also comes with a 5.5'™ x 7'™ private storage locker, located directly in front of its titled underground parking stall—a rare and valuable feature. Although situated on the



ground level, the condo benefits from an elevated position on a slope, offering expansive views from every room, much like a second-floor residence.

Located in the heart of Panorama Hills, this home is within walking distance of a variety of amenities, including shopping centers, restaurants, the Vivo Recreation Centre, a public library, Cineplex movie theater, and express transit routes to downtown and YYC Airport. Best of all, the condo fee covers heat, water, and electricity, ensuring worry-free living.

These features make this gem an exceptional place to call home, offering the perfect balance of urban convenience and community charm.

Donâ€™t miss this incredible opportunityâ€”take a 3D virtual tour today and experience this fantastic home for yourself!

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208640          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 7104, 70 Panamount Drive Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3K 6K3 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | None                                    |
| Parking Spaces | 1                                       |
| Parking        | Heated Garage, See Remarks, Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings, Garburator |
| Heating           | Baseboard, Hot Water  |
| Cooling           | None  |
| # of Stories      | 3   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line, Storage |
| Construction      | Wood Frame            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 27              |
| Zoning         | M-C1            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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