

**118 Panamount Villas NW**  
**Calgary, Alberta**

**MLS # A2217377**



**\$734,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, Vinyl Windows		

**Inclusions:** N/A

Nestled on a quiet street in a mature, sought-after neighbourhood, this lovingly cared-for home features a fully finished walk-out basement, offering the perfect "live-up, rent-down" opportunity with a mortgage helper. Step into a bright granite-clad kitchen that flows onto a sunny balcony—perfect for morning coffee, weekend BBQs, and watching the kids play on the nearby playground. This beautiful sunset view is also enjoyed from the primary suite, while a cheerful upstairs bonus room offers a cozy haven for movie nights or homework. The walk-out basement includes its own private entrance, second kitchen, and spacious living area—ideal for guests, in-laws, or tenants. Step outside to a private, fenced yard with convenient back-lane access where pets can roam and gardeners can dream. Recent peace-of-mind upgrades—including a hot water tank(2024), basement flooring(2025), a sleek range hood(2025), and professionally cleaned carpets—mean you can simply move in and start living. With schools, bike paths, soccer and baseball fields just steps away, an eight-minute stroll to bus route #123 and the Diefenbaker school bus, and a five-minute drive to groceries, coffee and fuel, this warm, versatile home offers the perfect blend of comfort, convenience and community.