40 Panamount Circle NW
Calgary, Alberta

MLS # A2233072

$699,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Proudly offered by the original owners, this 3-bedroom, 2.5-bath detached home sits on a quiet pie-shaped lot in the sought-after community of Panorama Hills. With over 2,000 sq. ft. of functional living space, this property offers everything a growing family needs. The main floor features gleaming hardwood floors, a versatile front flex room, and an open-concept kitchen with a large island and garburator—perfect for everyday living and entertaining. The bright dining and living area overlook the spacious, landscaped backyard, which includes a stone firepit, fruit trees, a huge deck with storage underneath, and a handy shed. Upstairs, you’ll find a sunny southwest-facing bonus room, convenient second-floor laundry, and a generous primary suite with dual sinks, a jetted tub, and a separate shower. Enjoy peace of mind with a brand-new roof and siding (2025), plus an extended driveway that accommodates 3–4 cars in addition to the double attached garage. Ideally located close to top-rated schools (K–12), parks, walking paths, transit, Stoney Trail, and everyday amenities. Plus, you’ll have access to the Panorama Hills Community Centre, recently renovated with a splash park, sports courts, playground, sandpit, BBQ area, and rentable event space. A fantastic opportunity to own a family-friendly home in one of NW Calgary’s most vibrant, amenity-rich neighborhoods!