

# \$305,000 - 9117, 70 Panamount Drive Nw, Calgary

MLS® #A2256403

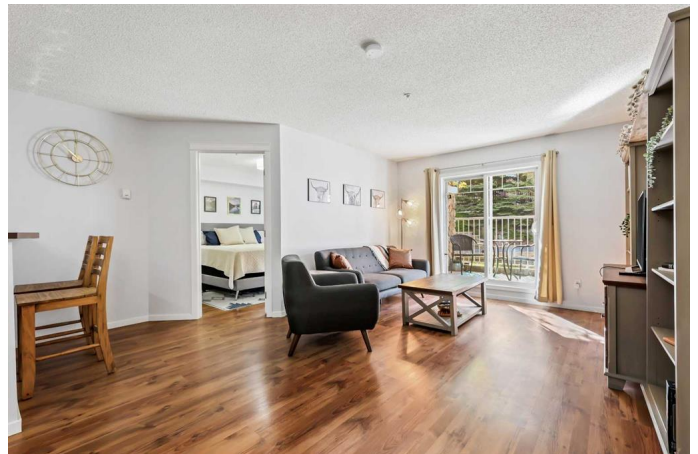
**\$305,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

A TURN KEY HOME W/ ALL UTILITIES ARE INCLUDED IN THE CONDO FEES. Welcome to Panamount Place Phase II " where modern convenience meets comfortable living in the highly desirable community of Panorama Hills. This well-maintained 2-bedroom condo offers exceptional value, thoughtful upgrades, and worry-free amenities that make it stand out from the rest. Inside, the bright open-concept layout features a modern kitchen with a stylish new backsplash (2023) and SS appliances just 3.5 years old. The spacious living area flows seamlessly to a private balcony with a natural gas BBQ hookup and a brand-new railing (2025)"perfect for easy indoor-outdoor living. In-suite laundry adds to the everyday convenience. A rare find, this unit is one of the few that comes with two titled, heated underground parking stalls plus two secure fully enclosed storage lockers"a true luxury for condo living. The building is designed for peace of mind, offering secure fob access, lobby cameras, an elevator, and visitor parking. It's also pet-friendly with board approval a welcome benefit for pet owners. Condo fees are all-inclusive, covering all utilities of heat, water, electricity and common area maintenance, landscaping, snow removal, and reserve fund contributions, making ownership truly hassle-free. Located in the heart of Panorama Hills, you're close to schools, shopping, parks, playgrounds, pathways, golf, transit, and major



roadwaysâ€”everything you need within minutes. Whether youâ€™re a first-time buyer, downsizer, or investor, this property offers unbeatable lifestyle and value.

Built in 2005

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256403          |
| Price          | \$305,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 842               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 9117, 70 Panamount Drive Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 6K6                     |

**Amenities**

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Storage, Other |
| Parking Spaces | 2                                                                                                      |
| Parking        | Parkade, Titled, Underground, Secured                                                                  |

**Interior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Closet Organizers, See Remarks, Vinyl Windows |
|-------------------|-----------------------------------------------|

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Garburator, Oven |
| Heating      | Baseboard, Natural Gas                                                           |
| Cooling      | None                                                                             |
| # of Stories | 3                                                                                |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | M-C1 d125            |
| HOA Fees       | 210                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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