

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

MLS® #A2256403

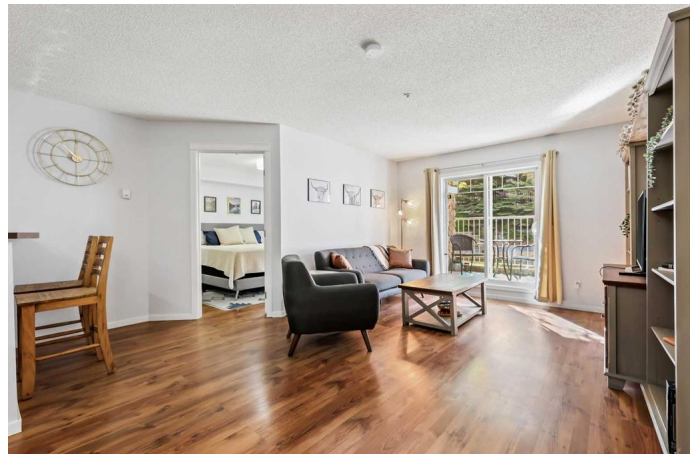
**\$305,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

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 roadways – everything you need within minutes. Whether you’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), Other, Park, Parking, Playground, Secured Parking, Snow Removal, Storage |
| Parking Spaces | 2                                                                                                      |
| Parking        | Parkade, Secured, Titled, Underground                                                                  |

**Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, See Remarks, Vinyl Windows                                    |
| Appliances        | Dishwasher, Dryer, Garburator, Microwave, Oven, Range Hood, Refrigerator, Washer |

|              |                        |
|--------------|------------------------|
| 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 | 34                   |
| Zoning         | M-C1 d125            |
| HOA Fees       | 210                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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