

# \$275,000 - 4311, 70 Panamount Drive Nw, Calgary

MLS® #A2270422

**\$275,000**

2 Bedroom, 2.00 Bathroom, 839 sqft

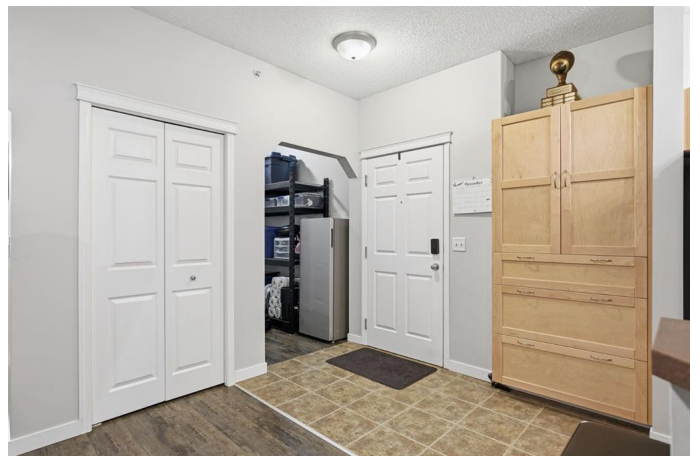
Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Step into this stunning top-floor 2 bedroom and feel the wow factor instantly! Freshly painted with high end wide plank vinyl flooring and gleaming newer stainless steel appliances, this west facing beauty bathes in the golden afternoon light and opens to your private west facing balcony - the perfect sunset views with gas BBQ for entertaining guests. The heart of the home? A chef inspired kitchen with rich maple cabinetry, a sleek breakfast bar, and soaring 9 foot ceilings plus a built-in speaker system for seamless sound throughout. The spacious primary bedroom easily fits a king bed, while the versatile second bedroom is ideal for guests, a home office, or nursery. In-suite laundry, a crisp 4 piece bath, and titled heated underground parking seal the deal. Affordable condo fees that include heat, water, electricity and sewer. A pet friendly building upon board approval. Secure entry, elevator access, and just 20 minutes to downtown - all in the heart of Panorama Hills, where you're steps from top rated schools, expansive parks, Vivo recreation centre, grocery and dining, and miles of walking paths. This is one of NW Calgary's best valued 2 bedroom, 2 bath condo's. Don't wait your move in ready dream starts here!

Built in 2004

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2270422          |
| Price          | \$275,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 839               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4311, 70 Panamount Drive Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 5Z1                     |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Visitor Parking, Laundry, Trash |
| Parking Spaces | 1                                                                                             |
| Parking        | Heated Garage, Parkade, Titled, Underground                                                   |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                        |
| Heating           | Baseboard, Boiler, Hot Water, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                                   |
| # of Stories      | 3                                                                                                                                      |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Playground, Storage |
|-------------------|---------------------|

Construction            Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            November 14th, 2025  
Days on Market        1  
Zoning                 M-C1 d125

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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