

# \$690,000 - 90 Panamount Plaza, Calgary

MLS® #A2203131

**\$690,000**

4 Bedroom, 4.00 Bathroom, 1,805 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

\*\*\*Open House Saturday 2-4pm\*\*\*2-Storey Home in Panorama Hills – A Rare Find! Welcome to this beautiful 2-storey home, perfectly situated in a quiet cul-de-sac in the highly desirable community of Panorama Hills. This fantastic neighborhood offers everything you need, from walking paths and parks to top-rated schools, a community clubhouse, and a variety of shopping and dining options. Whether you're raising a family or looking for a peaceful retreat, this home is an incredible opportunity you won't want to miss! Step inside and be greeted by a warm and inviting atmosphere with rich hardwood flooring that flows throughout the main level. The open-concept kitchen is a dream for home chefs, featuring stainless steel appliances, a breakfast bar, and a spacious pantry—perfect for keeping all your dry goods neatly organized. The adjoining living room is the heart of the home, complete with a cozy gas fireplace, making it the perfect space for family gatherings or relaxing after a long day. The dining area provides ample space for entertaining, with easy access to the deck and backyard—an ideal setup for summer BBQs and outdoor fun. The large backyard offers plenty of room for kids to play, gardening, or simply unwinding in the fresh air.

Make your way upstairs to find a spacious bonus room, perfect for a home office, playroom, or additional living space. When it's time to unwind, retreat to the primary



bedroom, which features a walk-in closet and a luxurious ensuite with a deep soaker tub, perfect for relaxation after a long day. Two additional well-sized bedrooms and a full bathroom complete the upper level, making it ideal for families of all sizes.

The fully finished basement is a fantastic addition to this home, offering an illegal suite that is perfect for older children, extended family, or even rental potential(Depends on City Approval). It includes a separate kitchen, a comfortable living area, a private bedroom, a full bathroom, and its own washer/dryerâ€”a truly self-contained space that provides added flexibility and convenience.

This home has been lovingly maintained with several recent updates, including:

- New roof â€” ensuring peace of mind for years to come
- Furnace (2 years old) â€” providing reliable heating efficiency
- Hot water tank (1 year old) â€” ensuring consistent hot water supply
- Garage door (1 year old) â€” upgraded for smooth and quiet operation
- Landscaping completed last summer â€” enhancing curb appeal and outdoor enjoyment.

This home truly has it allâ€”a prime location, a fantastic layout, modern upgrades, and a versatile basement suite. Homes in Panorama Hills donâ€™t last long. Book a showing today!

Built in 2009

### **Essential Information**

MLS® #	A2203131
Price	\$690,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,805
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	90 Panamount Plaza
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0J8

### Amenities

Amenities	Clubhouse, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Driveway, Front Drive
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Breakfast Bar, Laminate Counters, No Animal Home, Pantry, Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, City Lot, Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	44
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.