

# \$539,900 - 561 Panamont Boulevard Nw, Calgary

MLS® #A2247416

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,343 sqft  
Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

This beautifully maintained semi-detached home with single attached garage is perfectly positioned with serene green space behind, offering peace, privacy, and a touch of nature right out your back door. Ideally located close to schools, parks, shopping, and countless amenities, itâ€™s a home that blends comfort, style, and convenience.

Step inside to an inviting open concept main floor featuring an entertainer's kitchen with quality finishes and stainless steel appliances, a cozy fireplace in the spacious living area, a bright dining nook overlooking the backyard, and a convenient powder room for guests. Upstairs, discover two large primary bedrooms, each with its own generous walk-in closet, private en-suite bathâ€”perfect for shared living or hosting guests in comfort. Also a large laundry area. This property is built with a 2x6 double-insulated party wall, this home ensures sound reduction and privacy between units.

Whether youâ€™re entertaining, relaxing, or simply enjoying the nearby walking paths and community amenities, this property offers it allâ€”and is priced to sell. Enjoy your blank canvas to your unfinished basement to create your additional living space of choice.

Whether youâ€™re entertaining, relaxing, or simply enjoying the nearby walking paths and community amenities, this property offers it allâ€”plus it is priced to sell it is below city assessment which is uncommon .... City assessed value is \$553,500. So Don't miss



this opportunity!

Built in 2007

### **Essential Information**

MLS® #	A2247416
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	561 Panamount Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0H2

### **Amenities**

Amenities	Clubhouse
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 10th, 2025
Days on Market	25
Zoning	R-2M
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.