



ID# 10737

MLS®# 1055040

**\$268,000**



## Panorama Hills 90 Panamount Drive NW Calgary

Condo  
2-Storey  
Year Built:2005



3  
Bedrooms



2  
Bathrooms



1,086  
Square Feet

For additional information on this listing  
please call the Seller at:

**403-208-1207**

## Property Highlights

Opportunity Knocks on this END UNIT townhome in Panamount Place! These units do not come up for sale very often. Welcome to your new 3 bedrooms home where you will find a nice open concept main floor living, dining, kitchen space complete with a corner gas fireplace, carpet, plenty of windows allowing for natural light, a 2 piece bath, & entryway closet. The kitchen features maple cabinetry, white appliances, a corner pantry, & eat up bar. Access to the east-facing balcony with gas hook up for BBQ. Head upstairs to find a large master bedroom with a walk-in closet, & a pocket door to the 4 piece bathroom. Two more kids' bedrooms with large east-facing windows, a laundry room, & a linen closet complete the upstairs of the home. Heading to the basement is the rear entrance complete with a coat closet, & access to the single car garage. The...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10737](https://rhinorealty.com/?ID=10737)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-208-1207.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$268,000

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90 Panamount Drive NW  
Calgary, AB T3K 6K3

## GENERAL DETAILS

Community: Panorama Hills  
Property Type: Condo  
Style: 2-Storey, attached  
Year Built: 2005  
# of Finished Levels: 3  
Floor Number: Floor 1  
Sq Ft Above Grade: 1086  
Total Dev'pd Sq Ft: 1441  
Front Windows Face: West  
Back Yard Faces: East

## INTERIOR

Bedrooms: 3 total; 3 above grade  
Bathrooms: one 2-piece; one 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	12.3x8.9	3.7x2.7
Dining Room	Main Floor	7.1x14.3	2.2x4.4
Kitchen	Main Floor	11.1x10.11	3.4x3.1
Master Bedroom	Upper Floor(s)	11.10x11.11	3.4x3.4
Bedroom	Upper Floor(s)	9.4x8.11	2.9x2.5
Bedroom	Upper Floor(s)	10.3x9.11	3.1x2.8
Laundry Room	Upper Floor(s)	3.4x3.8	1.0x1.2

Basement: full, fully finished  
Flooring: linoleum, tile, carpet  
Fireplace(s): 1  
Fireplace Fuel: Natural Gas  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1  
Included Items: refrigerator, electric stove, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings  
Interior Features: white appliances, no smoking

## EXTERIOR

Exterior Finish: vinyl siding  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: single attached, heated, drywalled, insulated  
Total # of Parking Spots: 1  
Location Attributes: fully landscaped, public transportation nearby, shopping nearby, schools nearby, across from greenspace, playground nearby  
Yard and Exterior Features: deck, landscaped, natural gas line (bbq)

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	28.9	8.8
Lot Width at Rear:	27.8	8.48
Lot Depth (Average):	55.5	16.91
Lot Area:	1572	146.0

Lot Shape: Rectangular  
Real Property Report Status: Up-to-Date with Compliance  
Property Taxes: \$1982, Annual  
Condo Fee: \$426.44,  
Condo Fee Includes: snow removal, lawn care & maintenance, exterior maintenance, common property insurance, reserve fund contributions, management fees