

# \$749,000 - 173 Panamount Green Nw, Calgary

MLS® #A2256720

**\$749,000**

4 Bedroom, 4.00 Bathroom, 2,251 sqft

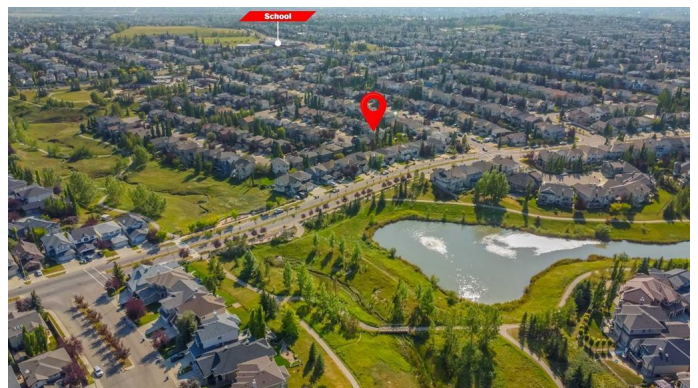
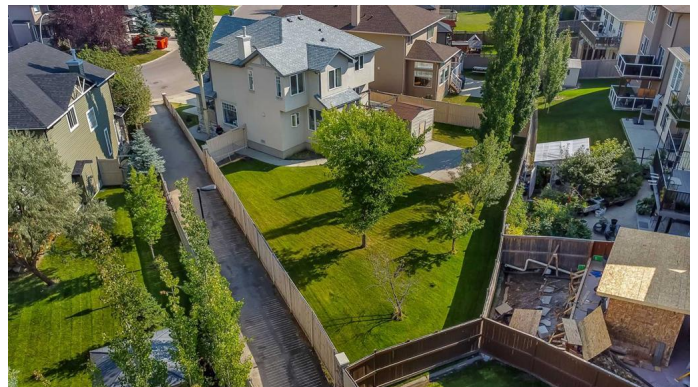
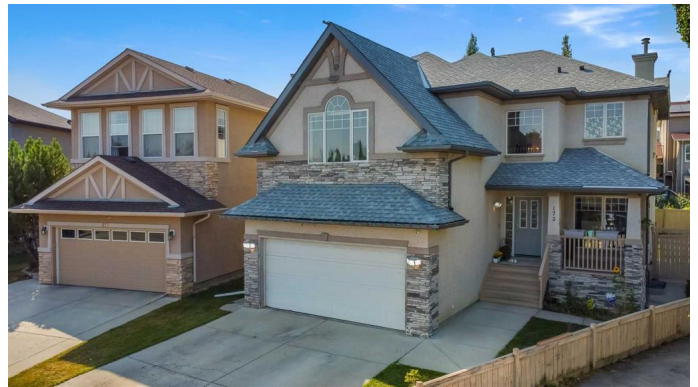
Residential on 0.17 Acres

Panorama Hills, Calgary, Alberta

HUGE PRICE ADJUSTMENT!! Welcome to this BEAUTIFULLY upgraded custom-built home, perfectly situated on a large corner lot in the golf community of Panorama Hills. Offering over 2,250 sq. PLUS additional space in the FULLY FINISHED basement, this residence blends elegance, functionality, and timeless design. The main floor boasts Brazilian cherry hardwood, crown moldings, a spacious kitchen with a huge island and abundant cabinetry, and a cozy great room with gas fireplace. A flex room with French doors makes an ideal home office or guest room, complemented by convenient main floor laundry. Upstairs, you'll find a bright bonus room with soaring ceilings, three generous bedrooms, including a luxurious primary retreat with sitting area, walk-in closet, and spa-inspired ensuite with jetted tub and separate shower. The lower level adds even more living space with a rec room, bedroom, bathroom, den, and a huge storage room. Outdoors, enjoy the oversized lot with aggregate walkways, SPRINKLER SYSTEM, gazebo pad, and plenty of room for summer entertaining. With a newer roof, newer hot water tank, durable stucco exterior, and a prime location in one of NW Calgary's most desirable communities, this home is truly a rare find!!

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2256720    |
| Price          | \$749,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,251       |
| Acres          | 0.17        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 173 Panamount Green Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 5R6                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                                                                               |
| Heating           | Forced Air                                                                                                                                         |
| Cooling           | None                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                |

|          |      |
|----------|------|
| Basement | Full |
|----------|------|

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Storage                                                                                           |
| Lot Description   | Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Pie Shaped Lot, Corner Lot, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Stone, Stucco, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 52                   |
| Zoning         | R-G                  |
| HOA Fees       | 260                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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