

# \$539,900 - 561 Panamount 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 a entertainers 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 spaced 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	1
Zoning	R-2M
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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