



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 PANAMOUNT Drive #5311, Calgary T3K 5Z1**

MLS®#: **A2173378**

Area: **Panorama Hills**

Listing Date: **10/19/24**

List Price: **\$318,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **842**  
Low Sqft:  
Ttl Sqft: **842**

**Heated Garage, Parkade, Secured, Stall, Titled, Underground**

DOM

**34**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), Low Flow Plumbing Fixtures**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 11`7"	Dining Room	Main	10`7" x 8`8"
Kitchen	Main	7`11" x 9`2"	Bedroom - Primary	Main	11`0" x 11`5"
Bedroom	Main	9`11" x 8`11"	Den	Main	5`5" x 5`1"
4pc Ensuite bath	Main	4`11" x 8`1"	4pc Bathroom	Main	4`11" x 7`11"
Entrance	Main	6`5" x 7`0"	Balcony	Main	12`1" x 5`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$627

Fee Simple  
Fee Freq:  
Monthly

M-C1

Legal Desc: 0412160

Remarks

Pub Rmks: **Welcome to Panamont Place, where you can enjoy the ease of condo living in this very accommodating two-bedroom apartment (with DEN), perfect for first-time buyers, downsizers, or investors wanting to grow their real estate portfolio. As soon as you enter, immediately to your right is your den/multi-purpose space, which, with a couple of additions, can easily be converted to a pantry, study area, fitness/yoga room, or kept as-is for extra storage. The wide-open layout between your kitchen (with newly replaced flooring at the start of this year) and spacious living area means you can enjoy uninterrupted quality time while preparing meals for family or entertaining friends and other guests. Two nicely sized bedrooms, your own private 4-piece ensuite, an additional 4-piece bath, convenient in-suite laundry, and a sunny, west-facing balcony complete the simple, yet fully-functional layout. Also included with this home are TWO TITLED parking spots, one being above-ground, and the second in the heated underground parkade (first spot on the left as soon as you enter, extra spacious!), as well as an additional storage locker, also housed within the secure parkade. A major perk of living here is the closeness to all necessary amenities, such as the nearest park and bus route only a 7-minute walk away, and Superstore, Vivo, the North Pointe Transit Terminal, Landmark Theater, plenty of nearby dining and shopping options, major retailers, medical clinics...all within a short drive or 10-minute walk. The cherry on top is the ease of access to major arteries such Country Hills Blvd., Harvest Hills Blvd., Stoney Trail, and Deerfoot Trail, getting you to where you have to go, quicker. Easy condo living in a great location, with everything you need nearby, and less commuting time must be the reason why homes here are snatched up so quickly. Book your private viewing and see for yourself...everyone is welcome!**

Inclusions: N/A  
Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

ListSimple | 5311-70 Panamont Dr NW, Calgary - MAIN

Room	Dimensions	Room	Dimensions	Room	Dimensions
Primary Bedroom	11'0" x 11'5"	Walk-In Closet	3'11" x 4'9"	Ensuite 4P	4'11" x 8'1"
Balcony	10'1" x 5'10"	Living	13'0" x 11'0"	Kitchen	7'11" x 9'2"
Dining	10'7" x 8'6"	Entry	6'5" x 7'0"	Den	5'5" x 5'1"
Laundry	3'2" x 2'4"	Bathroom 4P	4'11" x 7'11"	Bedroom	9'11" x 8'11"

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below and/or other parties directly connected to the marketing of the property. May not be a defined, distributed or used for other purposes. Book Restrictions of the commercial agreements herein apply. Photos accurate as of date of capture but not responsible for any actual architectural construction.

Client: Li Wong (EXP REALTY) | October 18, 2024 | Job #: 057834





