

# \$795,000 - 45 Pantego Link Nw, Calgary

MLS® #A2237446

**\$795,000**

5 Bedroom, 4.00 Bathroom, 2,156 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

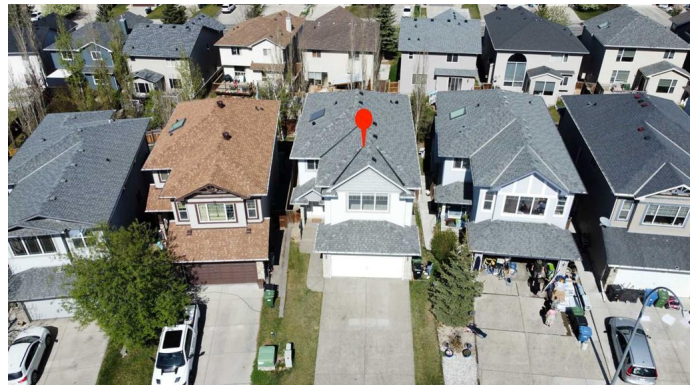
Open House. August 9. Saturday. 10am-2pm.  
Welcome to 45 Pantego Link NW, a stunning home with walkout basement in Panorama Hills! This spacious residence offers over 3000 sq ft of living space.

Step inside to a bright and open main floor with modern 2021 newly installed luxury vinyl plank flooring. The welcoming foyer leads to a spacious living room, a well-appointed kitchen with sleek granite countertops and pantry, and a versatile office perfect for working from home.

Upstairs, the serene primary bedroom features a walk-in closet and private 4-piece ensuite bathroom. Two more bedrooms, another bathroom, and a south-facing bonus room provide ample space for everyone. Enjoy the feeling of the 2021 new carpet underfoot, recently refreshed with professional cleaning. The fully finished walkout basement is a true bonus, including a separate entrance, large windows, kitchen, living room, two bedrooms, and a laundry room.

Located in a prime location at Panorama Hills, you'll enjoy easy access to community centre, schools, parks, shopping, dining, and the Vivo recreation centre. Everything you need is just moments away. Enjoy the community's pathways, green spaces, and a vibrant neighbourhood feel.

This home has been meticulously cared for with several additional recent upgrades, including a new roof and sandblasted garage driveway in 2024, air conditioning in 2022, a



water tank in 2017, a new microwave in 2025, and fresh paint in 2021. Enjoy the added touch of multiple curtains and window shades installed between 2021 and 2023.

Don't miss this incredible opportunity to own a versatile home in a sought-after NW location. Schedule your showing today and envision the lifestyle that awaits at 45 Pantego Link NW!

Built in 2007

### **Essential Information**

MLS® #	A2237446
Price	\$795,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,156
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Pantego Link Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0C4

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	YMK Real Estate & Management Inc.
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