

\$480,000 - 155 Panatella Street Nw, Calgary

MLS® #A2236441

\$480,000

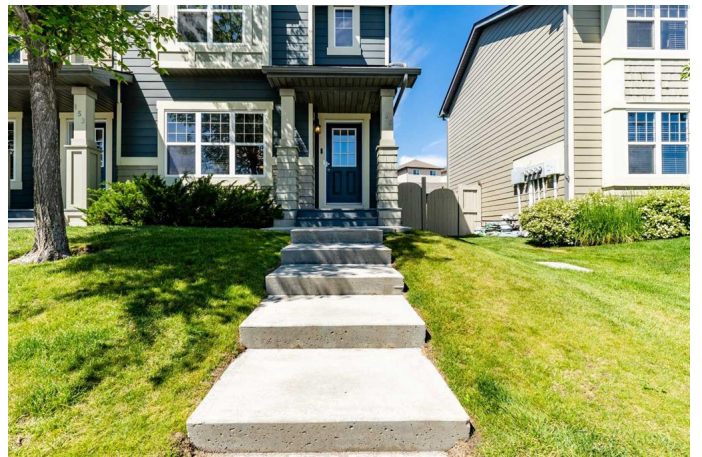
3 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.01 Acres

Panorama Hills, Calgary, Alberta

**3 BEDROOMS + BONUS ROOM | 2.5 BATHS
| FULLY FINISHED BASEMENT | DOUBLE
SIDE BY SIDE DETACHED GARAGE |
EXPANSIVE BACKYARD | CENTRAL AIR
CONDITIONING | LOW CONDO FEES!**

Welcome to this pristine semi-detached two-storey home in the established and prestigious PANORAMA HILLS offering the perfect blend of comfort, space, and convenience. From the moment you step inside, you're greeted by an open concept layout and an abundance of natural light streaming through large windows that illuminate the freshly painted interiors. The living area offers a warm and inviting atmosphere enhanced by rich hardwood flooring that adds both elegance and durability. The rear kitchen is both functional and stylish, featuring stainless steel appliances, ample cabinetry, kitchen island, and a pantry all seamlessly flowing into the dining area, perfect for daily living or entertaining guests. Conveniently located powder room completes the main floor. Upstairs, you'll find a spacious Primary Bedroom with a large Walk-in Closet, a generous size Second Bedroom, and a Bonus Room/Loft ideal for a home office, lounge or easily convertible into another bedroom. A well-appointed 4-piece bathroom serves the upper level. The fully developed basement offers even more space with a Third Bedroom featuring its Own Ensuite Bathroom, plus a Flex Room /Rec Room perfect for a media room, home gym, or



guest retreat. Step outside and fall in love with the EXPANSIVE BACKYARD –A RARE FIND in a townhome complex! Whether you’re hosting BBQs or simply relaxing, the private deck with louver wood shutters, double pergola, and paved patio create the ultimate outdoor retreat. You'll also appreciate the DOUBLE SIDE BY SIDE DETACHED GARAGE offering secure parking, extra storage, and protection from the elements year-round. Upgrades include BRAND NEW ROOF (JUNE 2025), NEW TRANE FURNACE (2024), NEW HOT WATER TANK (2024), NEW CENTRAL AIR CONDITIONER (2024), NEW GARAGE OPENER (2024), NEWER DISHWASHER (2023), FRESHLY PAINTED INTERIOR, NEST THERMOSTAT. Ideally located within walking distance to shopping, groceries, restaurants, pharmacy, parks, schools, and public transit. Easy access to Stoney Trail and Deerfoot Trail. This move-in ready home truly offers exceptional value! Please note that photos are virtually staged. OPEN HOUSE ON SAT, JULY 5 FROM 11:00AM TO 2:00PM

Built in 2009

Essential Information

MLS® #	A2236441
Price	\$480,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.01
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
--------	--------

Community Information

Address	155 Panatella Street Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0L2

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Detached, Side By Side
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	DC (pre 1P2007)
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.