



GRASSROOTS
REALTY GROUP

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225 panatella Square NW
Calgary, Alberta

MLS # A2233986



\$555,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,520 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Open House: July 12 @1-3pm!

Charming South-Facing Corner Lot

Home Overlooking Green Space & Investor's Dream! Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite bathroom. Each of the three bedrooms is generously sized and filled with natural light, creating a warm and inviting atmosphere. The convenient second-floor laundry room adds an extra level of comfort and functionality to daily living. The unfinished basement provides an excellent opportunity for value-added renovation, with great potential to be legally converted into a secondary rental unit for additional income. A private backyard with two parking spaces adds to the convenience and appeal. Currently tenanted at \$2,000/month with reliable renters, this property is the perfect turn-key investment opportunity. Don't miss out on this rare combination of location, layout, and income potential!