



**GRASSROOTS**  
REALTY GROUP

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**71 Panatella Hill NW**  
**Calgary, Alberta**

**MLS # A2234588**



**\$425,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 426
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 71 Panatella Hill NW – a stylish 3-bedroom, 2.5-bathroom townhome in the heart of beautiful Panorama Hills. Step inside to a bright open-concept layout featuring granite countertops, hardwood floors, and a cozy electric fireplace – the perfect combination of comfort and functionality. The kitchen includes a brand new over-the-range microwave and a newer range, ideal for cooking and entertaining. Upstairs, you’ll find three well-sized bedrooms including a spacious primary suite with ensuite. The partially developed basement offers room to expand, with bathroom rough-ins already in place, giving you the flexibility to customize the space to your needs. This is a non-smoking home and move-in ready. Having a covered garage with upgraded epoxy flooring is also a plus in those winter months! Located in highly sought-after Panorama Hills, this home is just steps from scenic walking trails, storm ponds, and lush green spaces – perfect for peaceful evening strolls. You’re also minutes away from schools, shopping, restaurants, public transit, the Vivo Rec Centre, public library, and easy access to Stoney Trail for effortless commuting. A perfect fit for first-time buyers, downsizers, or investors – this home combines lifestyle, convenience, and long-term value in one of NW Calgary’s most vibrant communities. Book your showing today and experience the best of Panorama Hills living!