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71 Panatella Hill NW Calgary, Alberta

MLS # A2234588



\$425,000

Division:	Panorama Hills					
Type:	Residential/Four Plex					
Style:	Townhouse					
Size:	1,310 sq.ft.	Age:	2009 (16 yrs old)			
Beds:	4	Baths:	2 full / 1 half			
Garage:	Off Street, Single Garage Attached					
Lot Size:	0.00 Acre					
Lot Feat:	Other					

Floors:HardwoodSewer:-Roof:Asphalt ShingleCondo Fee:\$ 426Basement:FullLLD:-Exterior:Vinyl SidingZoning:DC (pre 1P2007)Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Vinyl Siding Zoning: DC (pre 1P2007)	Floors:	Hardwood	Sewer:	-
Exterior: Vinyl Siding Zoning: DC (pre 1P2007)	Roof:	Asphalt Shingle	Condo Fee:	\$ 426
	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
	Foundation:	Poured Concrete	Utilities:	-

Features: Pantry, Quartz Counters

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!