



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**33 Panatella Road NW
Calgary, Alberta**

MLS # A2237448



\$455,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,154 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

STOP SCROLLING! You found it! This beautiful Panorama Hills townhouse offers 1,154 sq ft RMS above grade of open-concept living with soaring ceilings, large windows, and plenty of natural light. The spacious living room is perfect for relaxing or entertaining, and the stylish kitchen features warm wood cabinetry, stainless steel appliances, and generous storage. Enjoy your private, east-facing balcony — the perfect spot for morning coffee or summer BBQs — accessed directly from the huge living room with its impressive 16-foot ceilings. Upstairs, the spacious primary suite includes a walk-in closet and a 4-piece ensuite. The second bedroom also has its own 4-piece ensuite, and a versatile den or home office completes the top floor. The kitchen level provides plenty of storage space, a large kitchen with a peek-a-boo window to the living room below, and a convenient half bath combined with the laundry area tucked away for added functionality. The developed lower level adds extra living space for a rec room, gym, or workspace, with the attached garage and driveway located at the front for easy access. Located in the well-managed Milano complex, this townhome is just steps from scenic pathways, a pond, playgrounds, excellent schools, shopping, and transit. Pet-friendly (one dog under 20 kg or two cats allowed) with a healthy reserve fund in place, this is low-maintenance living in a welcoming, family-friendly community. Don't miss this move-in-ready townhome in one of NW Calgary's most desirable neighbourhoods!