



**GRASSROOTS**  
REALTY GROUP

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**1034 Panatella Boulevard NW**  
**Calgary, Alberta**

**MLS # A2240235**



**\$509,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Built-In Garage Shelving, Built-In Basement Shelving, 2nd Bedroom Work Desk, Bed Frame in Primary Bedroom.

OPEN HOUSE SAT. JULY 26TH 1-4PM | NEW ROOF AND SIDING | NO CONDO FEE | SCHOOLS | GREEN-SPACE | TRANSIT | Welcome to your ideal starter home or investment opportunity in the heart of sought-after Panorama Hills! This beautifully maintained 3-bedroom, 1.5-bathroom half-duplex offers exceptional value with a double detached garage, an unfinished basement with potential to expand, and a beautifully landscaped yard perfect for relaxing or entertaining. Nestled just minutes from plazas, parks, and scenic green spaces, this home offers unmatched convenience. Whether you're commuting or heading out for a weekend adventure, Stoney Trail access is just around the corner. Families will love the short drive to nearby junior high, middle, and high schools, making school runs quick and easy. This is a rare chance to own a well-located property with room to grow in one of Calgary's most family-friendly communities!