



GRASSROOTS
REALTY GROUP

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**829 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2246137



\$588,800

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,499 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

Situated on a spacious corner pie lot in the heart of Panorama Hills, this pristine 1,499.47 sqft two-storey half duplex with a single attached garage and driveway parking, has been fully renovated from top to bottom, including all the bathrooms! Step into an inviting foyer with a vaulted entryway that leads to an open-concept main floor featuring 9' ceilings and wide plank vinyl flooring that flows seamlessly to the upstairs. The upgraded kitchen boasts quartz countertops, a large center island with a breakfast bar, a corner walk-in pantry, ceiling-height shaker cabinets with all updated hardware, and stainless-steel appliances. The cozy living room showcases a gas fireplace with a new mantel that complements the home's luxurious finishes. The adjacent dining area offers access to a rear deck and an expansive yard, perfect for entertaining. Upstairs, the oversized primary bedroom features a walk-in closet and a beautifully updated 3-piece ensuite; while two additional bedrooms share a stylish 4-piece bath—ideal for family, guests, or a home office. The exterior of the home has been recently replaced with new Vinyl Siding and Roof! The unfinished basement awaits your personal touch, and the home's prime location places you just steps from schools, parks, shopping, public transit, and with quick access to Stoney Trail. Book your private showing today!