



GRASSROOTS
REALTY GROUP

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**789 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2251433



\$570,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,621 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this beautiful duplex offering over 1,600 sq ft of comfortable living space—perfect for families or anyone looking for extra room. The main floor is bright and inviting, featuring 9-foot ceilings and an open-concept layout ideal for both everyday living and entertaining. The full kitchen includes a large island with seating, plenty of counter space, full pantry and ample cabinetry for storage. Hardwood flooring flows through the kitchen and dining areas, creating a warm, cohesive space. Just off the kitchen is a spacious dining area that easily fits a full-size table and opens onto the large living room—perfect for cozy movie nights or hosting guests. A convenient half bath is tucked away on the main floor, along with access to the backyard deck and private yard, ideal for BBQs, gardening, or just relaxing in your own outdoor space. Upstairs, you’ll find a spacious primary bedroom with its own 3-piece ensuite and walk-in closet, plus two additional bedrooms and a full 4-piece bathroom. Recent updates include a BRAND NEW ROOF (2025), BRAND NEW SIDING, and FRESH, NEW PAINT—making this home completely move-in ready. Located in the family-friendly community of Panorama Hills, you’re close to schools, parks, shopping, walking trails, and the Panorama Hills Community Centre with year-round amenities. With quick access to major roads, commuting and everyday errands are easy. Do not hesitate to book a showing today!