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## 18 Panatella Park NW Calgary, Alberta

MLS # A2263097



\$419,900

Division:	Panorama Hills				
Type:	Residential/Five Plus				
Style:	2 Storey				
Size:	1,257 sq.ft.	Age:	2005 (20 yrs old)		
Beds:	4	Baths:	2 full / 1 half		
Garage:	Assigned, Stall				
Lot Size:	0.03 Acre				
Lot Feat:	Landscaped, Rectangular Lot				

Floors: V	inyl Plank	Sewer:	-
Roof: A	sphalt Shingle	Condo Fee:	\$ 402
Basement: Fo	ull	LLD:	-
Exterior: S	itone, Vinyl Siding, Wood Frame	Zoning:	M-G d45
Foundation: P	oured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

\*\*OPEN HOUSE this SAT, Nov 1st at 2-4PM\*\* Bright and modern 2-storey townhouse with fully finished basement in Panorama Hills, ideally located close to schools, parks, and shopping! This spacious 3+1 Bedroom home offers 1,723 sqft of total developed living space. Step inside to an open-concept Living and Dining Room, complemented by newer vinyl plank flooring throughout the entire home. The Kitchen features brand new guartz countertops and backsplash tile, along with a raised eating bar, stainless steel appliances, and a pantry, plus direct access to the deck and assigned parking stall. Upstairs features three bedrooms, including a generous Primary Bedroom with walk-in closet, complemented by a well-appointed 4-piece bathroom. The fully finished basement adds extra living space with a Recreation Room and a bedroom with 4-piece ensuite — perfect for guests or a home office. Located in the heart of Panorama Hills, one of Calgary's most sought-after NW communities, this home offers unbeatable convenience. Enjoy easy access to schools, parks, playgrounds, and pathways that weave through the neighbourhood. Nearby shopping destinations like Save-On-Foods, Superstore, Vivo Recreation Centre, and Landmark Cinemas are just minutes away, along with quick connections to Stoney Trail and public transit. Whether you' re commuting, running errands, or enjoying weekend activities, everything you need is right within reach.