



GRASSROOTS
REALTY GROUP

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**53 Panatella Road NW
Calgary, Alberta**

MLS # A2277994



\$299,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,274 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Open house on Jan 11, 2026 (Sunday) 1:00-3:00 pm. Investor & First-Time Home Buyer Alert! This Panorama Hills townhouse is a fantastic value-add opportunity—a little TLC will go a long way, and the results will be well worth it. Offering 1,273 sq. ft. RMS above grade plus an unfinished walkout basement, this home features open-concept living with soaring ceilings, large windows, and abundant natural light. The spacious living room is ideal for both relaxing and entertaining, while the stylish kitchen showcases warm wood cabinetry, stainless steel appliances, and ample storage. Step out onto your private east-facing balcony, perfectly positioned for morning coffee or summer BBQs, and accessed directly from the impressive living room with 16-foot ceilings. Upstairs, the generous primary suite includes a walk-in closet and a 4-piece ensuite. The two additional bedrooms with their own 4-piece ensuite, complete the upper level—an excellent layout for families, roommates, or rental potential. The kitchen level offers plenty of storage, a large kitchen with a peek-a-boo window overlooking the living room, and a convenient half bath combined with laundry, thoughtfully tucked away for added functionality. The walkout basement provides flexible space for a recreation room, home gym, or workspace. An attached garage and driveway at the front ensure easy access and everyday convenience. Located in the well-managed Milano complex, this pet-friendly townhome (one dog under 20 kg or two cats permitted) benefits from a healthy reserve fund and low-maintenance living. Enjoy being just steps from scenic pathways, a pond, playgrounds, excellent schools, shopping, and transit—all within a welcoming, family-friendly community. Don't miss this opportunity to own in one of NW Calgary's most desirable

neighbourhoods—perfect for investors or first-time buyers looking to build equity.