



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

221 Panatella Walk NW
Calgary, Alberta

MLS # A2284527



\$449,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and inviting 2-storey townhome in the sought-after community of Panorama Hills, offering 3 bedrooms, 2.5 baths, and 1,333 sq ft of well planned living space. Ideally located just steps from a tranquil courtyard park with seating area—perfect for outdoor relaxation and community connection. Step inside to the main level and be greeted by an open floorplan with 9-foot ceilings and elegant engineered hardwood flooring throughout. The sunny South-facing Living room fills the space with natural light, seamlessly flowing into the well-appointed Kitchen featuring a centre island, quartz countertops, stainless steel appliances, and ample cabinetry for all your storage needs. The adjacent Dining room opens to a private balcony with gas hookup—perfect for summer grilling or enjoying your morning coffee. A convenient half bath completes this level. On the upper level, the spacious Primary bedroom features a large window, a walk-in closet with window for added light, and a full ensuite bath with quartz countertops. Two additional bedrooms and a 4-piece bath provide comfortable space for family or guests. The partially finished basement offers practical living with Laundry access and leads to the Double attached garage, complete with built-in ceiling shelves for extra storage. Located in Panorama Hills, this townhome offers the perfect blend of low-maintenance living and family-friendly convenience. Enjoy close proximity to top-rated schools, Panorama Hills Golf & Country Club, shopping at Superstore and Country Hills Village, Vivo Recreation Centre, transit, and major roadways including Stoney Trail. This move-in ready home combines open-concept living, sunny South-facing light, peaceful courtyard park setting, and an unbeatable location in one of Calgary's most desirable Northwest communities.

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