



85 Panatella Villas NW
Calgary, Alberta

MLS # A2288605



\$394,900

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: BBQ

Welcome to this beautifully maintained 2-BEDROOMS, 2.5-BATHROOMS condo offering the perfect blend of comfort, functionality, and lifestyle. With **LOWEST CONDO FEES IN THE AREA** and immediate possession available, this is an exceptional opportunity for first-time buyers, downsizers, or investors alike. The bright, open-concept main floor is designed for both everyday living and effortless entertaining. Large windows flood the space with natural light, while the seamless flow between the living room, dining area, and kitchen creates an inviting atmosphere. The kitchen features generous counter space, ample cabinetry, and excellent prep areas for the home chef. Patio doors lead from the living room to a private deck overlooking the peaceful green courtyard — the perfect spot for your morning coffee or evening unwind. ****Upstairs, you’ll find two spacious primary-style bedrooms, each complete with its own full bathroom— ideal for roommates, guests, or growing families who appreciate privacy and flexibility. A convenient main-floor powderroom adds extra functionality for visitors. ****The unfinished basement, complete with washer and dryer, offers endless potential — whether you envision a home gym, office, recreation space, or additional storage. An attached garage provides secure parking and added convenience year-round. Enjoy peace of mind with recent exterior upgrades, including a new roof, new Hardie board siding, and a new garage door — adding both value and curb appeal. ****Located just steps from schools, parks, and pathways, and with quick access to shopping, dining, recreation, and major roadways, this home offers the lifestyle buyers are looking for. ****Opportunities like this — combining low condo fees, attached garage, full baths for both bedrooms, and immediate possession —

don't last long. Book your showing today.