



1074 Panatella Boulevard NW
Calgary, Alberta

MLS # A2290705



\$535,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,278 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lake, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Couch in basement

Well-maintained semi-detached home in the desirable community of Panorama Hills. The main floor offers a bright, open-concept layout with plenty of natural light, and a 2-piece bathroom, making it a comfortable space for both everyday living and entertaining. Upstairs you'll find three bedrooms, including a spacious primary bedroom with a 4-piece ensuite, along with two additional bedrooms and a full 4-piece main bathroom. The fully developed basement adds even more living space with a good-sized family room, a fourth bedroom, and a 3-piece bathroom, ideal for guests, teenagers, or a home office. Additional features include luxury vinyl plank on the main floor, air conditioning, a newer furnace and tankless hot water heater. Outside, enjoy a private south facing backyard and the convenience of a double detached garage. Located close to schools, shopping, playgrounds, and everyday amenities, this is a great opportunity to get into a well-established northwest community.