



GRASSROOTS
REALTY GROUP

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

**1082 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2293486



\$515,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,307 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Desk on upper floor, cabinet in south closet, cabinet in laundry room, mirror at front entry

**** OPEN HOUSE Saturday, March 28, 12-2 pm**** Experience a lifestyle upgrade in this rare, 1,307 sq. ft. semi-detached home headlined by a one-of-a-kind, vaulted, nearly 32' deep custom garage—a dream for EV owners, gym enthusiasts, or hobbyists seeking a versatile workshop space. Inside, you'll find brand-new luxury laminate flooring and baseboards (2026), a quartz kitchen with a 4 person island and soft-close full-pull cabinetry, and dual king-sized primary suites on the upper each featuring private ensuites and walk-in closets. Boost your productivity in a sun-drenched upper-floor office with cubicle dimensions for easy furniture sourcing and placement. Flooded with natural light from a west-facing window, this bright, ergonomic workspace is built to keep you inspired through even your longest workdays. Whether you're hosting warm summer nights on your south-facing deck with cozy Edison-bulb lighting or looking to capitalize on the separate entrance potential for a future basement suite (subject to approval and permitting by the city/municipality), this home is engineered for potential and equity. Positioned on an extra-wide boulevard, meaning extra parking and consistent snow removal, and just steps from Panorama Hills Plaza. This north-end community is 1 minute to Stoney Trail and 10kms to the Calgary International Airport. Surrounded by top-tier schools, this is an opportunity for the savvy buyer ready to trade minor exterior work (hail repair) for a lifetime of premium living and unmatched storage. Further, the new owner will benefit from a fresh new warranty and picking any finishes they like! See detailed feature sheet in supplements.