



**52 Panatella Villas NW**  
**Calgary, Alberta**

**MLS # A2293833**



**\$415,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** N/A

Welcome to 52 Panatella Villas NW, a beautifully maintained corner unit townhouse backing onto peaceful greenspace in the highly sought after community of Panorama Hills. This bright end unit stands out with additional windows that fill the home with natural light and offer a sense of privacy rarely found in townhome living. Upon entering, you are welcomed by a freshly painted interior and a spacious open concept main floor featuring brand new vinyl plank flooring and updated light fixtures. The well designed kitchen provides ample cabinetry and counter space and flows seamlessly into the dining area and a generous living room centered around a cozy gas fireplace, creating an ideal setting for both everyday living and entertaining. Large windows along the back of the home overlook the greenspace, bringing in natural light and creating a warm and inviting atmosphere throughout the main level. Upstairs you will find a spacious primary bedroom complete with a walk in closet, along with two additional well sized bedrooms and a full four piece bathroom, making this home perfect for families, guests, or a home office setup. New carpet throughout the upper level adds comfort and a fresh updated feel. The fully developed basement provides a versatile recreation room that can easily function as a media room, home gym, playroom, or workspace depending on your needs. Completing the home is a single attached garage along with additional driveway parking, providing everyday convenience. With low condo fees and a well managed complex, this property offers excellent value in one of Northwest Calgary's most desirable communities. Located just minutes from schools, shopping, restaurants, public transit, and the Panorama Hills Community Centre, residents also enjoy easy access to nearby parks, playgrounds, and walking pathways. This move in ready home

offers a fantastic opportunity for first time buyers, families, or investors looking for comfort, location, and long term value.