



**32 Panatella Parade NW
Calgary, Alberta**

MLS # A2302640



\$864,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement Fridge, dishwasher, stove, washer and dryer.

WALKOUT BASEMENT + CITY OF CALGARY REGISTERED LEGAL SUITE. Rare opportunity to own a fully updated home offering exceptional flexibility, income potential, and space. Featuring 6 bedrooms (4+2), including 2 primary ensuite, a main floor office/flex room, and a generous bonus room—this home is ideal for large or multi-generational families. The renovated kitchen showcases premium two-tone cabinetry, while the gas fireplace adds warmth and character to the main living space. Major upgrades include new furnace, new roof, new siding, and new garage door. The oversized garage plus extended parking pad accommodates up to 5 vehicles. Storage shed included.