



**53 Panatella Road NW  
Calgary, Alberta**

**MLS # A2302945**



**\$419,997**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** na

Fully renovated and move-in ready, this 1,273 sq. ft. home has been meticulously updated from top to bottom. Experience a fresh, modern aesthetic with all-new flooring, crisp designer paint, and sleek new hardware throughout. The soaring 16-foot ceilings in the living room create a grand sense of space, flooded with natural light. The heart of the home features a renovated kitchen with stylish cabinetry and stainless steel appliances, opening onto a private east-facing balcony. Adding significant value is the brand-new basement development, offering a versatile area for a home gym, media room, or guest space. Located in the desirable Milano complex, you are just steps away from scenic pathways, ponds, and top-rated schools. This is a rare opportunity to own a "like-new" property in an established, amenity-rich community. Single Attached garage with new Epoxy flooring and 1 additional car parking on Front Driveway.