



GRASSROOTS
REALTY GROUP

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82 Panatella Villas NW Calgary, Alberta

MLS # A2192251



\$455,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	NA
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Prime Location & Fully Finished Basement! This beautifully located townhouse sits close to Captain Nichola Goddard Junior High School, steps from bus stops, and just minutes from the Gates of Panorama Shopping Centre, offering unparalleled access to everyday conveniences. With easy access to Stoney Trail, commuting and travel couldn't be more effortless. Inside, the main floor features a bright, open-concept layout, seamlessly connecting the living, dining, and kitchen areas—perfect for both daily living and entertaining. A discreet half bath is conveniently tucked away on this level, while the back patio welcomes natural light, creating an inviting space to relax or host guests. Upstairs, you'll find two spacious bedrooms, each with ample closet space, providing comfort and privacy for the whole family. This unit also has a fully finished basement, offering a huge recreation room—ideal for a family lounge, home theater, playroom, or even a personal gym. To top it off, this home includes an attached single garage with a driveway, perfect for extra parking and storage. Located in a well-managed complex with low condo fees, this affordable and move-in-ready townhouse is a fantastic opportunity for first-time buyers, growing families, or investors. Don't miss your chance—schedule your showing today before it's gone!