# \$459,000 - 305 Panatella Walk Nw, Calgary

MLS® #A2215385

#### \$459,000

3 Bedroom, 3.00 Bathroom, 1,339 sqft Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Check out this stunning 2-storey townhouse in Panorama Hills! Built in 2014, this 1,338 sq. ft. home offers 3 spacious bedrooms and 1.5 baths upstairs. The 9ft ceilings and engineered hardwood flooring on the main level add a touch of elegance. A sunny southwest-facing exposure floods the home with natural light throughout the day.

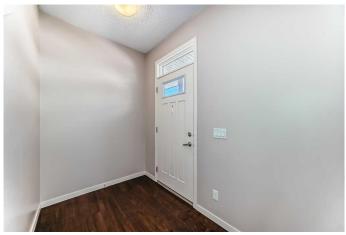
The modern kitchen features a central island, granite countertops, full-height cabinetry, and stainless steel appliances, making meal prep a breeze. A double attached garage provides ultimate convenience.

This move-in-ready townhome boasts a bright and welcoming living room, a well-equipped kitchen, a sunny nook with balcony access, and a half bath on the main level. Upstairs, youâ€<sup>™</sup>II find the primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bath. The basement houses the laundry room and access to the double garage.

Perfect as a starter home or investment property, this townhome is located just minutes from Buffalo Rubbing Stone School, Save-On-Foods, Co-Op, Superstore, restaurants, public transit, and more! Quick access to Stoney Trail and Country Hills Blvd makes commuting a breeze.

Act fast while mortgage interest rates remain







at an all-time low! Let me know if you'd like me to adjust the tone or highlight any other details!

Built in 2014

## **Essential Information**

| MLS® #         | A2215385      |
|----------------|---------------|
| Price          | \$459,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,339         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## **Community Information**

| 305 Panatella Walk Nw |  |
|-----------------------|--|
| Panorama Hills        |  |
| Calgary               |  |
| Calgary               |  |
| Alberta               |  |
| T3K0Z3                |  |
|                       |  |

## Amenities

| Amenities      | Recreation Room, Visitor Parking |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached           |
| # of Garages   | 2                                |

## Interior

| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                   |  |
|-------------------|---|--|
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, |  |
|                   | Refrigerator, Washer, Window Coverings, Tankless Water Heater     |  |

| Heating      | Forced Air, Natural Gas  |
|--------------|--------------------------|
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

### Exterior

| Exterior Features | Playground                   |
|-------------------|------------------------------|
| Lot Description   | Rectangular Lot              |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Composite Siding |
| Foundation        | Poured Concrete              |

### **Additional Information**

| Date Listed    | May 4th, 2025 |
|----------------|---------------|
| Days on Market | 8             |
| Zoning         | M-1           |
| HOA Fees       | 263           |
| HOA Fees Freq. | ANN           |

## **Listing Details**

Listing Office WExcel

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