

# \$590,000 - 741 Panatella Boulevard Nw, Calgary

MLS® #A2229048

**\$590,000**

4 Bedroom, 4.00 Bathroom, 1,633 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome home, you will love this home for sure and indeed .....nicely nested semi-detached home next to the park in the family oriented neighborhood of Panorama Hills!

This nice corner fully fenced home offers over 2400 square feet of lovely living space... Cedarglen built a home with a fully furnished basement with permit in 2021.

Featuring open concept living room on the main floor, corner gas fireplace, OModern nice huge kitchen/dining area, Great maple cabinets, stainless steel appliances, nice size pantry,

There is access to the backyard and yes there is a HOT TUB included as is. The flooring consists of beautiful maple hardwood, lino and carpet.

Some other feature of this beautiful home , Basement is fully finished with permit and has one bedroom and a rec/game, full bath room,high efficiency furnace, and a 50 gallon hot water tank, in fenced crossed back yard

Built in 2009

## Essential Information

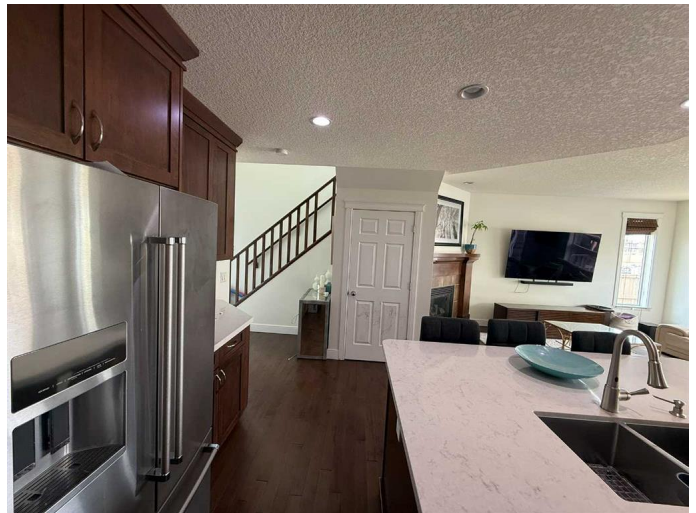
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Price \$590,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,633                  |
| Acres          | 0.09                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 741 Panatella Boulevard Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0N5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Other                                                                                                         |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Corner Lot |
| Roof              | Asphalt               |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 8              |
| Zoning         | R-G            |
| HOA Fees       | 280            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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