

# \$539,900 - 822 Panatella Boulevard Nw, Calgary

MLS® #A2259736

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,185 sqft

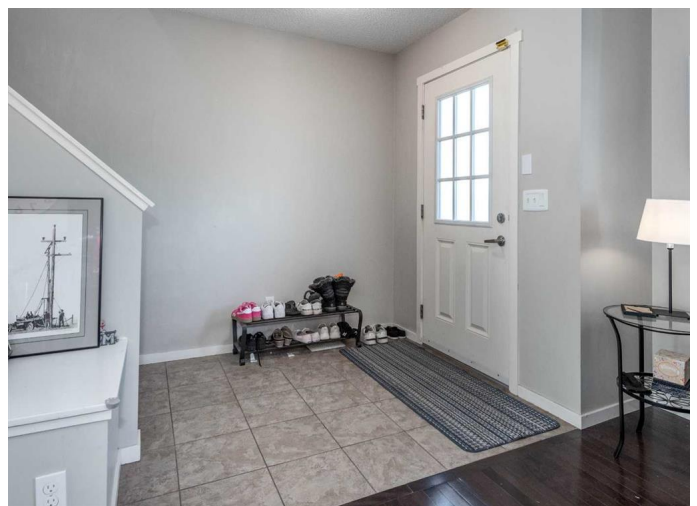
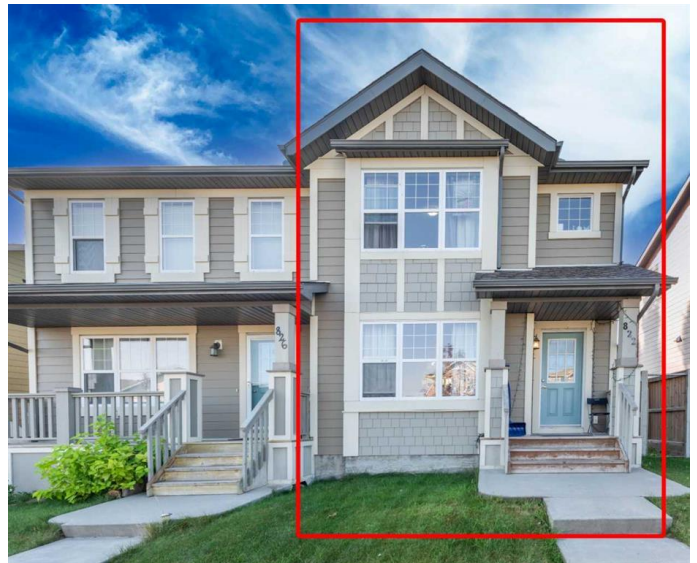
Residential on 0.02 Acres

Panorama Hills, Calgary, Alberta

Welcome to 822 Panatella BLV, a beautifully maintained two-story home that perfectly combines modern living with exceptional value. This residence is an ideal choice for professionals, growing families, or savvy investors, featuring a unique double master bedroom layout and the rare advantage of NO CONDO FEES. Step inside to discover an open-concept main floor bathed in natural light, showcasing rich hardwood floors and a functional layout. The spacious living room flows seamlessly into a well-appointed kitchen, complete with ample storage, a central island, and a bright dining area that overlooks the private, south-facing backyard—perfect for morning coffee and summer entertaining. This main floor is completed by a convenient 2-piece bathroom and direct access to the double garage. Upstairs, you will find two generously sized bedrooms, each featuring a spacious walk-in closet and its own full ensuite bathroom, offering unparalleled privacy and convenience. The undeveloped basement presents a fantastic opportunity to add significant value, with the potential to create a third bedroom, a third bathroom, and a dedicated entertainment area tailored to your needs. Come live in this Ultimate Convenience:

Walking distance to Save-On-Foods, Rexall, medical clinics, and Tim Hortons.

Direct access to splash parks, tennis courts, and playgrounds. Close to elementary, junior high, and high schools.



Quick access to Stoney Trail for seamless trips to the mountains or downtown.

This home is a rare find, offering a perfect blend of space, location, and potential.

Whether you're taking your first step onto the property ladder, seeking a smart investment, or looking to downsize without compromise, this property is an absolute must-see!

Built in 2008

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259736               |
| Price          | \$539,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,185                  |
| Acres          | 0.02                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 822 Panatella Boulevard Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0N7                    |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Park, Playground                                                     |
| Parking Spaces | 3                                                                    |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Off Street |

# of Garages 2

### Interior

Interior Features Breakfast Bar, No Animal Home, Open Floorplan  
Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Fire Pit, Private Yard  
Lot Description Back Lane, Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed September 25th, 2025  
Days on Market 32  
Zoning R-2  
HOA Fees 263  
HOA Fees Freq. ANN

### Listing Details

Listing Office Stonemere Real Estate Solutions

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