

# \$425,000 - 52 Panatella Villas Nw, Calgary

MLS® #A2248885

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.04 Acres

Panorama Hills, Calgary, Alberta

Welcome to 52 Panatella Villas NW â€” Corner Unit Backing onto Greenspace!

Donâ€™t miss this bright and beautifully maintained end-unit townhouse located in the sought-after community of Panorama Hills NW. Backing onto a peaceful greenspace and offering extra windows for an abundance of natural light, this corner lot home stands out from the rest!

Step inside to discover a freshly painted interior and a spacious open-concept main floor featuring brand new vinyl plank flooring & new light fixtures. The well-appointed kitchen flows seamlessly into the dining area and a large living room with a cozy gas fireplace, perfect for entertaining or relaxing with family.

Upstairs, you'll find a spacious primary bedroom with a walk-in closet, two additional generously sized bedrooms, and a full 4-piece bathroom. New carpet on the upper floor adds comfort and a fresh touch.

The fully developed basement offers a versatile rec room, ideal for a home office, gym, or entertainment space. Completing the package is an attached single garage and low condo fees, offering convenience and value.

All of this in a prime locationâ€”walking distance to schools, minutes to shopping, public transit, and the Panorama Hills



Community Centre, with easy access to parks and pathways.

This home has been lovingly cared for and is truly move-in ready. Book your showing today!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248885      |
| Price          | \$425,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| Acres          | 0.04          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 52 Panatella Villas Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0G6                |

### Amenities

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

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Open Floorplan |
|-------------------|----------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas                                                               |
| Cooling         | None                                                                                  |
| Fireplace       | Yes                                                                                   |
| # of Fireplaces | 1                                                                                     |
| Fireplaces      | Gas, Living Room                                                                      |
| Has Basement    | Yes                                                                                   |
| Basement        | Finished, Full                                                                        |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Lighting, Playground         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 61                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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