

\$650,000 - 31 Panatella Drive Nw, Calgary

MLS® #A2254386

\$650,000

4 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

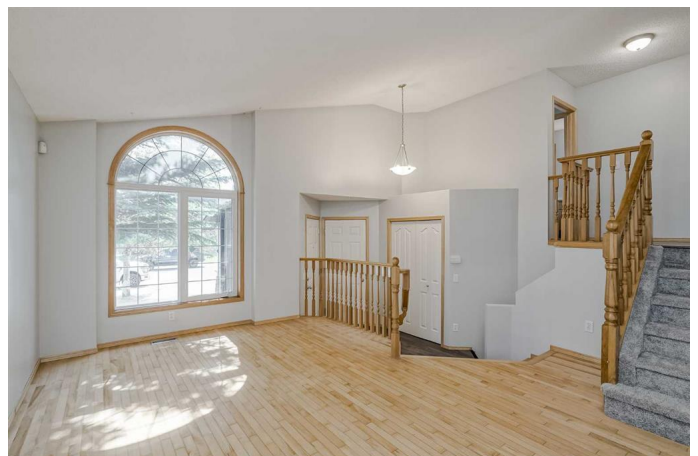
NEW PRICE- Welcome to this bright, well-maintained home in the family-friendly community of Panorama Hills, offering over 2,147 sq. ft. of developed living space with 4 bedrooms and 3 full bathrooms—perfect for a growing family!

The front living and dining room features soaring vaulted ceilings, huge windows, and gleaming hardwood floors, creating a warm and inviting space for entertaining. The open kitchen offers a corner pantry, eating bar, and easy access to the backyard.

Upstairs, the spacious primary bedroom includes a walk-in closet and a 4-piece ensuite. Two more large bedrooms and another full 4-piece bath complete the upper level. The lower level includes a cozy family room with a gas fireplace, a fourth bedroom, a laundry room, and a third 4-piece bathroom. The basement provides a den and tons of storage. Outside, enjoy a sunny west-facing low-maintenance backyard with mature trees for privacy. This home also features a convenient double attached garage. This home has been well cared for and offers updates like new laminate flooring, fresh paint, a new roof and more.

Located close to Vivo Rec Centre, schools, shopping, theatres, parks, and walking paths. The annual HOA fee includes access to Panorama's™ fantastic splash park, event centre, multi-sport courts, and more—perfect for families.

Don't miss out—book your showing or



check out the 3D tour today!

Built in 2004

Essential Information

MLS® #	A2254386
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	31 Panatella Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6C2

Amenities

Amenities	Clubhouse, Fitness Center, Other, Park, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	52
Zoning	R-G
HOA Fees	253
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.