

# \$719,900 - 24 Panatella Square Nw, Calgary

MLS® #A2207172

**\$719,900**

3 Bedroom, 4.00 Bathroom, 1,826 sqft

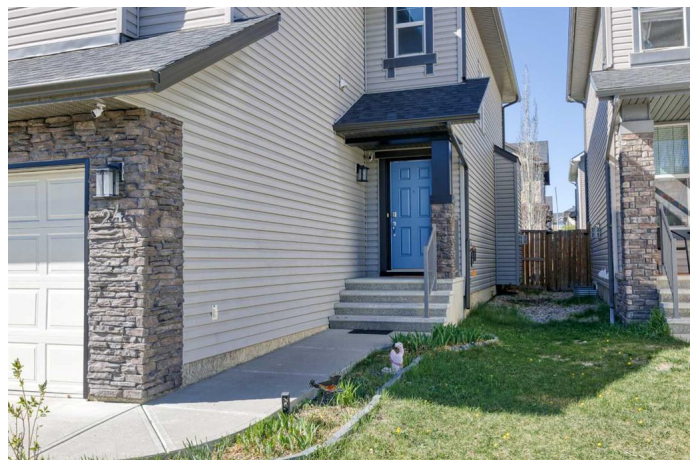
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

STOP and LOOK at this beautifully upgraded 2-storey home. Offering 3 Bedrooms and 3.5 Baths, nestled in the sought-after Panorama Hills community! | Over 2,500 sq ft of total living space | Recent Upgrades: Culligan Water Softener (2024), New Roof & Siding (2024), Hot Water Tank (2024) | 9ft Ceilings Throughout | Gleaming Hardwood Floors | Granite Counters in Kitchen & Quartz Counters in Upper Baths | Dry Bar in Rec Room | Fully Finished Basement | Landscaped & Fully Fenced Backyard with Gazebo (2022) | Insulated Double Attached Garage

This well-maintained home welcomes you with gleaming hardwood flooring and 9ft ceilings that create a sense of space and elegance. The spacious Living Room features a cozy gas fireplace opens to the gourmet Kitchen offers granite countertops with breakfast bar, stainless steel appliances, a walk-through pantry and a Dishwasher (2022). A large Dining area off the kitchen and access to the backyard.

Upstairs youâ€™ll find the Primary Bedroom that is your private retreat, featuring a walk-in closet and a luxurious 5pc Ensuite with quartz counters, double vanity and a soaker tub. Two additional good-sized Bedrooms, a Bonus Room and a convenient Laundry Closet with Samsung Washer & Dryer (2022), and one full bath complete this level.



The Finished Basement is perfect for entertaining. It features a large Rec Room ideal for gatherings and relaxation with a dry Bar area. A Den offers additional flexible space for work or Gym. Also finished with a 3-piece Bath. . Recent upgrades include duct & vent cleaning (2024) and a Rheem Furnace for year-round comfort.

Enjoy outdoor living in the fully fenced and landscaped backyard with a charming gazebo (2022) included in the sale. Located close to schools, shopping like Super Store, parks, Vivo and walking/bike paths. This home is a must-see! Donâ€™t Miss Out!

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207172    |
| Price          | \$719,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,826       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 24 Panatella Square Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0T4                |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit                        |
| Lot Description   | Landscaped, Rectangular Lot     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 78              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |  |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.