

# \$455,000 - 82 Panatella Villas Nw, Calgary

MLS® #A2192251

**\$455,000**

2 Bedroom, 3.00 Bathroom, 1,102 sqft  
Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

Prime Location & Fully Finished Basement!

This beautifully located townhouse sits close to Captain Nichola Goddard Junior High School, steps from bus stops, and just minutes from the Gates of Panorama Shopping Centre, offering unparalleled access to everyday conveniences. With easy access to Stoney Trail, commuting and travel couldn't be more effortless.

Inside, the main floor features a bright, open-concept layout, seamlessly connecting the living, dining, and kitchen areas—perfect for both daily living and entertaining. A discreet half bath is conveniently tucked away on this level, while the back patio welcomes natural light, creating an inviting space to relax or host guests.

Upstairs, you'll find two spacious bedrooms, each with ample closet space, providing comfort and privacy for the whole family. This unit also has a fully finished basement, offering a huge recreation room—ideal for a family lounge, home theater, playroom, or even a personal gym.

To top it off, this home includes an attached single garage with a driveway, perfect for extra parking and storage. Located in a well-managed complex with low condo fees, this affordable and move-in-ready townhouse is a fantastic opportunity for first-time buyers,



growing families, or investors.

Don't miss your chanceâ€”schedule your showing today before it's gone!

Built in 2007

### **Essential Information**

MLS® #	A2192251
Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	82 Panatella Villas Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0G6

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	67
Zoning	DC
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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