

**225 panatella Square NW  
Calgary, Alberta**

**MLS # A2233986**

**\$555,000**



<b>Division:</b>	Panorama Hills	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b> 2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Corner Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Open House: July 12 @1-3pm!

Charming South-Facing Corner Lot Home Overlooking Green Space & Investor's Dream! Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite bathroom. Each of the three bedrooms is generously sized and filled with natural light, creating a warm and inviting atmosphere. The convenient second-floor laundry room adds an extra level of comfort and functionality to daily living. The unfinished basement provides an excellent opportunity for value-added renovation, with great potential to be legally converted into a secondary rental unit for additional income. A private backyard with two parking spaces adds to the convenience and appeal. Currently tenanted at \$2,000/month with reliable renters, this property is the perfect turn-key investment opportunity. Don't miss out on this rare combination of location, layout, and income potential!