

**155 Panatella Street NW  
Calgary, Alberta**

**MLS # A2236441**



# \$480,000

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Side By Side		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot, Treed, Un		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

3 BEDROOMS + BONUS ROOM | 2.5 BATHS | FULLY FINISHED BASEMENT | DOUBLE SIDE BY SIDE DETACHED GARAGE | EXPANSIVE BACKYARD | CENTRAL AIR CONDITIONING | LOW CONDO FEES! Welcome to this pristine semi-detached two-storey home in the established and prestigious PANORAMA HILLS offering the perfect blend of comfort, space, and convenience. From the moment you step inside, you're greeted by an open concept layout and an abundance of natural light streaming through large windows that illuminate the freshly painted interiors. The living area offers a warm and inviting atmosphere enhanced by rich hardwood flooring that adds both elegance and durability. The rear kitchen is both functional and stylish, featuring stainless steel appliances, ample cabinetry, kitchen island, and a pantry all seamlessly flowing into the dining area, perfect for daily living or entertaining guests. Conveniently located powder room completes the main floor. Upstairs, you'll find a spacious Primary Bedroom with a large Walk-in Closet, a generous size Second Bedroom, and a Bonus Room/Loft ideal for a home office, lounge or easily convertible into another bedroom. A well-appointed 4-piece bathroom serves the upper level. The fully developed basement offers even more space with a Third Bedroom featuring its Own Ensuite Bathroom, plus a Flex Room /Rec Room perfect for a media room, home gym, or guest retreat. Step outside and fall in love with the EXPANSIVE BACKYARD &mdash;A RARE FIND in a townhome complex! Whether you're hosting BBQs or simply relaxing, the private deck with louver wood shutters, double pergola, and paved patio create the ultimate outdoor retreat. You'll also appreciate the DOUBLE SIDE BY SIDE DETACHED GARAGE offering secure parking, extra storage, and protection from the

elements year-round. Upgrades include BRAND NEW ROOF (JUNE 2025), NEW TRANE FURNACE (2024), NEW HOT WATER TANK (2024), NEW CENTRAL AIR CONDITIONER (2024), NEW GARAGE OPENER (2024), NEWER DISHWASHER (2023), FRESHLY PAINTED INTERIOR, NEST THERMOSTAT. Ideally located within walking distance to shopping, groceries, restaurants, pharmacy, parks, schools, and public transit. Easy access to Stoney Trail and Deerfoot Trail. This move-in ready home truly offers exceptional value! Please note that photos are virtually staged. OPEN HOUSE ON SAT, JULY 5 FROM 11:00AM TO 2:00PM