

71 Panatella Hill NW  
Calgary, Alberta

MLS # A2281179

**\$375,000**



Division:	Panorama Hills		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,310 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to 71 Panatella Hill NW – a stylish 3-bedroom, 2.5-bathroom townhome in the heart of beautiful Panorama Hills. Step inside to a bright open-concept layout featuring granite countertops, hardwood floors, and a cozy electric fireplace – the perfect combination of comfort and functionality. The kitchen includes a brand new over-the-range microwave and a newer range, ideal for cooking and entertaining. Upstairs, you'll find three well-sized bedrooms including a spacious primary suite with ensuite. The partially developed basement offers room to expand, with bathroom rough-ins already in place, giving you the flexibility to customize the space to your needs. This is a non-smoking home and move-in ready. Having a covered garage with upgraded epoxy flooring is also a plus in those winter months! Located in highly sought-after Panorama Hills, this home is just steps from scenic walking trails, storm ponds, and lush green spaces – perfect for peaceful evening strolls. You're also minutes away from schools, shopping, restaurants, public transit, the Vivo Rec Centre, public library, and easy access to Stoney Trail for effortless commuting. A perfect fit for first-time buyers, downsizers, or investors – this home combines lifestyle, convenience, and long-term value in one of NW Calgary's most vibrant communities. Book your showing today and experience the best of Panorama Hills living!