

**221 Panatella Walk NW  
Calgary, Alberta**

**MLS # A2284527**

**\$449,900**



<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this bright and inviting 2-storey townhome in the sought-after community of Panorama Hills, offering 3 bedrooms, 2.5 baths, and 1,333 sq ft of well planned living space. Ideally located just steps from a tranquil courtyard park with seating area&mdash;perfect for outdoor relaxation and community connection. Step inside to the main level and be greeted by an open floorplan with 9-foot ceilings and elegant engineered hardwood flooring throughout. The sunny South-facing Living room fills the space with natural light, seamlessly flowing into the well-appointed Kitchen featuring a centre island, quartz countertops, stainless steel appliances, and ample cabinetry for all your storage needs. The adjacent Dining room opens to a private balcony with gas hookup&mdash;perfect for summer grilling or enjoying your morning coffee. A convenient half bath completes this level. On the upper level, the spacious Primary bedroom features a large window, a walk-in closet with window for added light, and a full ensuite bath with quartz countertops. Two additional bedrooms and a 4-piece bath provide comfortable space for family or guests. The partially finished basement offers practical living with Laundry access and leads to the Double attached garage, complete with built-in ceiling shelves for extra storage. Located in Panorama Hills, this townhome offers the perfect blend of low-maintenance living and family-friendly convenience. Enjoy close proximity to top-rated schools, Panorama Hills Golf & Country Club, shopping at Superstore and Country Hills Village, Vivo Recreation Centre, transit, and major roadways including Stoney Trail. This move-in ready home combines open-concept living, sunny South-facing light, peaceful courtyard park setting, and an unbeatable location in one of Calgary's most desirable Northwest communities.