

# **\$419,900 - 18 Panatella Park Nw, Calgary**

MLS® #A2263097

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

Bright and modern 2-storey townhouse with fully finished basement in Panorama Hills, ideally located close to schools, parks, and shopping!

This spacious 3+1 Bedroom home offers 1,723 sqft of total developed living space. Step inside to an open-concept Living and Dining Room, complemented by newer vinyl plank flooring throughout the entire home. The Kitchen features brand new quartz countertops and backsplash tile, along with a raised eating bar, stainless steel appliances, and a pantry, plus direct access to the deck and assigned parking stall.

Upstairs features three bedrooms, including a generous Primary Bedroom with walk-in closet, complemented by a well-appointed 4-piece bathroom.

The fully finished basement adds extra living space with a Recreation Room and a bedroom with 4-piece ensuite – perfect for guests or a home office.

Located in the heart of Panorama Hills, one of Calgary's most sought-after NW communities, this home offers unbeatable convenience. Enjoy easy access to schools, parks, playgrounds, and pathways that weave through the neighbourhood. Nearby shopping destinations like Save-On-Foods, Superstore, Vivo Recreation Centre, and Landmark



Cinemas are just minutes away, along with quick connections to Stoney Trail and public transit. Whether you’re commuting, running errands, or enjoying weekend activities, everything you need is right within reach.

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2263097      |
| Price          | \$419,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,257         |
| Acres          | 0.03          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 18 Panatella Park Nw |
| Subdivision | Panorama Hills       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 6K4              |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Stall                      |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Pantry, Quartz Counters, Walk-In |
|-------------------|--------------------------------------------------------------------|

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Closet(s)                                               |
| Appliances   | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating      | Forced Air                                              |
| Cooling      | None                                                    |
| Has Basement | Yes                                                     |
| Basement     | Finished, Full                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Landscaped, Rectangular Lot     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-G d45           |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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