

# \$452,000 - 82 Panatella Villas Nw, Calgary

MLS® #A2192251

**\$452,000**

2 Bedroom, 3.00 Bathroom, 1,102 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

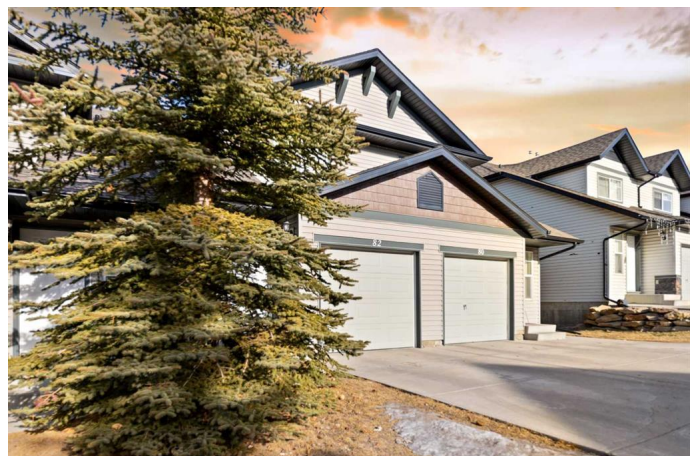
Prime Location & Fully Finished Basement!

This beautifully located townhouse sits close to Captain Nichola Goddard Junior High School, steps from bus stops, and just minutes from the Gates of Panorama Shopping Centre, offering unparalleled access to everyday conveniences. With easy access to Stoney Trail, commuting and travel couldn't be more effortless.

Inside, the main floor features a bright, open-concept layout, seamlessly connecting the living, dining, and kitchen areas—perfect for both daily living and entertaining. A discreet half bath is conveniently tucked away on this level, while the back patio welcomes natural light, creating an inviting space to relax or host guests.

Upstairs, you'll find two spacious bedrooms, each with ample closet space, providing comfort and privacy for the whole family. This unit also has a fully finished basement, offering a huge recreation room—ideal for a family lounge, home theater, playroom, or even a personal gym.

To top it off, this home includes an attached single garage with a driveway, perfect for extra parking and storage. Located in a well-managed complex with low condo fees, this affordable and move-in-ready townhouse is a fantastic opportunity for first-time buyers,



growing families, or investors.

Don't miss your chanceâ€”schedule your showing today before it's gone!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2192251      |
| Price          | \$452,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,102         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 82 Panatella Villas Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0G6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, |

|              |                         |
|--------------|-------------------------|
|              | Refrigerator, Washer    |
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2025 |
| Days on Market | 101                |
| Zoning         | DC                 |
| HOA Fees       | 210                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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