

# **\$459,000 - 305 Panatella Walk Nw, Calgary**

MLS® #A2215385

## **\$459,000**

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Check out this stunning 2-storey townhouse in Panorama Hills! Built in 2014, this 1,338 sq. ft. home offers 3 spacious bedrooms and 1.5 baths upstairs. The 9ft ceilings and engineered hardwood flooring on the main level add a touch of elegance. A sunny southwest-facing exposure floods the home with natural light throughout the day.

The modern kitchen features a central island, granite countertops, full-height cabinetry, and stainless steel appliances, making meal prep a breeze. A double attached garage provides ultimate convenience.

This move-in-ready townhome boasts a bright and welcoming living room, a well-equipped kitchen, a sunny nook with balcony access, and a half bath on the main level. Upstairs, you'll find the primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bath. The basement houses the laundry room and access to the double garage.

Perfect as a starter home or investment property, this townhome is located just minutes from Buffalo Rubbing Stone School, Save-On-Foods, Co-Op, Superstore, restaurants, public transit, and more! Quick access to Stoney Trail and Country Hills Blvd makes commuting a breeze.

Act fast while mortgage interest rates remain



at an all-time low! Let me know if youâ€™d like me to adjust the tone or highlight any other details!

Built in 2014

### Essential Information

MLS® #	A2215385
Price	\$459,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	305 Panatella Walk Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0Z3

### Amenities

Amenities	Recreation Room, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	15
Zoning	M-1
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	WExcel
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