

# \$639,999 - 39 Panatella Mews Nw, Calgary

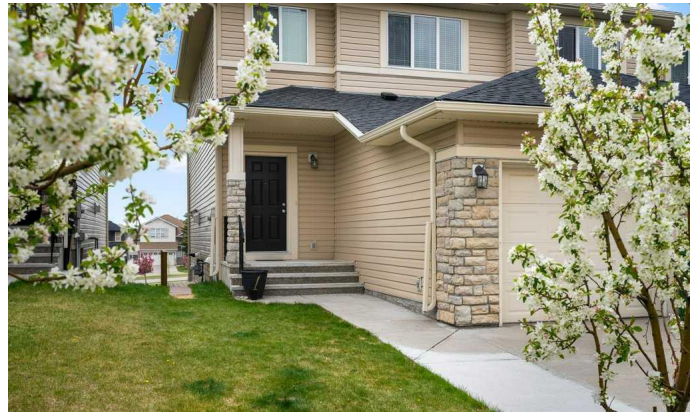
MLS® #A2222274

**\$639,999**

3 Bedroom, 4.00 Bathroom, 1,507 sqft  
Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

Charming 3-bedroom, 3.5-bathrooms semi-detached duplex ideally located in a quiet cul-de-sac in the sought-after community of Panorama Hills. Built by Cedarglen Homes in 2010, this residence offers over 2,100 square feet of thoughtfully designed living space. The open-concept main floor features gleaming hardwood floors and 9-foot ceilings with pot lights. The gourmet kitchen has granite countertops, a spacious island, a pantry, stainless steel appliances, and maple cabinetry. The great room boasts a cozy gas fireplace with a mantel, perfect for relaxing evenings. Adjacent to the dining area, a spacious nook opens onto a south-facing deck, overlooking a fully fenced and landscaped backyard to enjoy picturesque views of the green space, offering privacy and tranquility. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a walk-in closet and a private three-piece ensuite bathroom. An additional four-piece bathroom serves the remaining bedrooms. The fully developed walkout basement includes an illegal suite with a spacious living area or bedroom, a well-appointed kitchen, a four-piece bathroom, and shared laundry facilities. This versatile space offers potential for extended family living or rental opportunities. Energy-efficient features include a tankless hot water system, roof, gutters, and eavestrough had been changed in May 2025. The single attached garage provides secure parking and additional



storage. Residents of Panorama Hills enjoy access to excellent parks, walking trails, schools, shopping centers, major highways, libraries, recreational centers, and cinemas. This exceptional home combines modern amenities with a prime location. Don't miss the opportunity to make this your new home.

Built in 2010

**Essential Information**

MLS® #	A2222274
Price	\$639,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,507
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	39 Panatella Mews Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K6C7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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