

# \$739,900 - 24 Panatella Square Nw, Calgary

MLS® #A2207172

**\$739,900**

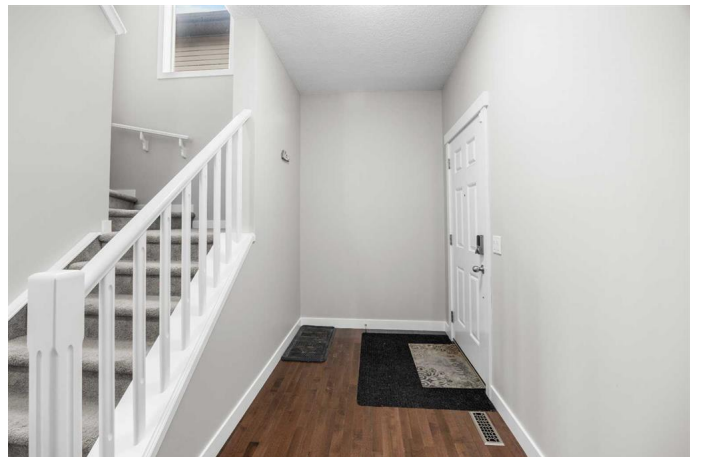
3 Bedroom, 4.00 Bathroom, 1,826 sqft  
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

**\*\*OPEN HOUSE THIS SUNDAY APRIL 6  
2-4PM\*\*** STOP and LOOK at this beautifully upgraded 2-storey home. Offering 3 Bedrooms and 3.5 Baths, nestled in the sought-after Panorama Hills community! | Over 2,400 sq ft of total living space | Recent Upgrades: Culligan Water Softener (2024), New Roof & Siding (2024), Hot Water Tank (2024) | 9ft Ceilings Throughout | Gleaming Hardwood Floors | Granite Counters in Kitchen & Quartz Counters in Upper Baths | Dry Bar in Rec Room | Fully Finished Basement | Landscaped & Fully Fenced Backyard with Gazebo (2022) | Insulated Double Attached Garage

This well-maintained home welcomes you with gleaming hardwood flooring and 9ft ceilings that create a sense of space and elegance. The spacious Living Room features a cozy gas fireplace opens to the gourmet Kitchen offers granite countertops with breakfast bar, stainless steel appliances, a walk-through pantry and a Dishwasher (2022). A large Dining area off the kitchen and access to the backyard.

Upstairs youâ€™ll find the Primary Bedroom that is your private retreat, featuring a walk-in closet and a luxurious 5pc Ensuite with quartz counters, double vanity and a soaker tub. Two additional good-sized Bedrooms, a Bonus Room and a convenient Laundry Closet with Samsung Washer & Dryer (2022), and one full bath complete this level.



The Finished Basement is perfect for entertaining. It features a large Rec Room ideal for gatherings and relaxation with a dry Bar area. A Den offers additional flexible space for work or Gym. Also finished with a 3-piece Bath. . Recent upgrades include duct & vent cleaning (2024) and a Rheem Furnace for year-round comfort.

Enjoy outdoor living in the fully fenced and landscaped backyard with a charming gazebo (2022) included in the sale. Located close to schools, shopping like Super Store, parks, Vivo and walking/bike paths. This home is a must-see! Donâ€™t Miss Out!

Built in 2010

### Essential Information

MLS® #	A2207172
Price	\$739,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	24 Panatella Square Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3K 0T4

### **Amenities**

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached, Insulated  
# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Fire Pit  
Lot Description Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 4  
Zoning R-G  
HOA Fees 263  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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