



**147 Panatella Hill**  
**Calgary, Alberta**

**MLS # A2297328**



**\$415,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Square Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 539

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Enjoy unobstructed views of the park, pond, and playground from this bright and inviting end-unit townhouse in the highly sought-after community of Panorama Hills. This well-maintained home features two spacious primary bedrooms, each with its own ensuite bathroom and walk-in closet—an ideal layout for young families, roommates, or downsizers. The main living area offers a soaring high ceiling, expansive windows that fill the space with natural light, and direct views of the green space across the street. The upgraded kitchen includes granite countertops, ample cabinetry, and a comfortable dining area. An attached single garage adds everyday convenience. A standout feature is the walk-out basement, offering excellent potential for a home gym, office, playroom, or future development. Located within walking distance to schools, shopping, 3 minutes walking to Save on Food, pathways, and parks, this home delivers both comfort and lifestyle. With the pond and playground just steps away, it's the perfect setting for families and anyone seeking a vibrant, convenient community.