



**39 Panatella Road NW
Calgary, Alberta**

MLS # A2298941



\$406,000

Division:	Panorama Hills		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,321 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings		

Inclusions: WATER SOFTENER, REVERSE OSMOSIS SYSTEM, ALARM SYSTEM

?? SUPER RARE CORNER WALKOUT | 4-LEVEL SPLIT | DUAL PRIMARY SUITES ?? Welcome to one of the most desirable layouts in Milano, located in the sought-after community of Panorama Hills! This RARE CORNER UNIT with WALKOUT BASEMENT is the perfect blend of space, style, and functionality—ideal for homeowners and savvy investors alike. Step inside and be instantly impressed by the soaring 2-storey ceilings in the living room and an abundance of oversized windows that flood the home with natural light. The open-concept design creates an airy, inviting atmosphere, while the balcony (complete with gas line for BBQ) extends your living space outdoors. The kitchen and dining area are designed for both everyday living and entertaining, featuring stainless steel appliances, ample cabinetry, generous counter space, and easy-maintenance flooring. Convenient main floor laundry + powder room adds everyday practicality. Upstairs, you’ll find a HIGHLY SOUGHT-AFTER layout with TWO PRIMARY SUITES, each complete with its own private 4-piece ensuite—perfect for roommates, guests, or maximizing rental potential. A versatile DEN/HOME OFFICE completes this level, catering perfectly to today’s work-from-home lifestyle. The FULLY FINISHED WALKOUT BASEMENT opens directly onto a private patio backing onto green space, offering both privacy and tranquility—an extremely rare feature in townhome living. ?? CORNER UNIT = More windows, more light, more privacy ?? WALKOUT BASEMENT backing green space ?? TWO ENSUITES = Strong rental appeal ?? SINGLE ATTACHED GARAGE ?? LOW-MAINTENANCE LIFESTYLE in a well-managed complex Opportunities like this don’t come often—this is the one buyers wait for. ?? ACT FAST ‐

THIS ONE WON'T LAST! BOOK YOUR SHOWING TODAY!