



**98 Panatella Hill NW
Calgary, Alberta**

MLS # A2301521



\$510,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,106 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Nil

Welcome to this BEAUTIFULLY UPDATED SEMI-DETACHED HOME WITH NO CONDO FEES in the highly desirable community of Panorama Hills NW! Perfect for FIRST-TIME HOME BUYERS OR INVESTORS, this well-maintained 2-storey home offers over 1,600 SQ.FT. LIVING SPACE including a FULLY FINISHED BASEMENT. Step inside to an OPEN-CONCEPT FLOOR PLAN featuring a LARGE and Bright Living Room , Dining Room, MODERN RENOVATED KITCHEN (2024) with stylish finishes, complemented by QUARTZ COUNTERTOPS, GAS STOVE, CHIMNEY HOOD FAN & UPDATED APPLIANCES followed by 2pc Bathroom. The upper level boasts SPACIOUS Master BEDROOM with HUGE walk in Closet, a Bedroom and a RENOVATED 4pc BATHROOM, offering both comfort and functionality. Recent upgrades include NEW ROOF SHINGLES & PARTIAL VINYL SIDING (2024), giving you peace of mind for years to come. Enjoy a PRIVATE FENCED SE BACKYARD WITH 2 level DECK, perfect for summer gatherings, along with a DOUBLE DETACHED GARAGE for secure parking. The Basement is finished with Huge Recreation/Game room, Laundry Room, 4pc Bathroom and utility room. Located very close to PARKS, SCHOOLS, SHOPPING, WALKING PATHS & TRANSIT, STONEY TRAIL, this home offers unbeatable convenience in a family-friendly neighborhood. WHY RENT WHEN YOU CAN OWN? This is an incredible opportunity to step into homeownership at an affordable price—3D/Virtual Tour Available..DON’T MISS OUT!