



**32 Panatella Parade NW  
Calgary, Alberta**

**MLS # A2302640**



**\$860,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,482 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement Fridge, dishwasher, stove, washer and dryer.

WALKOUT BASEMENT + CITY OF CALGARY REGISTERED LEGAL SUITE. Rare opportunity to own a fully updated home offering exceptional flexibility, income potential, and space. Featuring 6 bedrooms (4+2), including 2 primary ensuite, a main floor office/flex room, and a generous bonus room—this home is ideal for large or multi-generational families. The renovated kitchen showcases premium two-tone cabinetry, while the gas fireplace adds warmth and character to the main living space. Major upgrades include new furnace, new roof, new siding, and new garage door. The oversized garage plus extended parking pad accommodates up to 5 vehicles. Storage shed included.