



GRASSROOTS
REALTY GROUP

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117 Panatella Hill NW
Calgary, Alberta

MLS # A2313559



\$408,800

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,318 sq.ft.	Age:	2009 (17 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		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 539

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Open Floorplan

Inclusions: none

Welcome to 117 Panatella Hill NW, a bright and well-maintained townhouse in the desirable community of Panorama Hills. This home offers a functional layout with large windows, granite countertops, comfortable living spaces, and two spacious primary bedrooms—an ideal setup for young families, roommates, downsizers, or investors. The finished walk-out basement adds valuable extra living space, perfect for a home office, gym, playroom, or family room. Enjoy the convenience of an attached garage and a prime location close to schools, parks, walking paths, pond, playground, shopping, restaurants, and public transit, with easy access to major routes including Stoney Trail. A great opportunity to own a comfortable and versatile home in one of NW Calgary's most established communities.