



GRASSROOTS
REALTY GROUP

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27 Panatella Villas NW
Calgary, Alberta

MLS # A2319165



\$394,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NONE

Welcome to 27 Panatella Villas NW, a move in ready home in the established and family-friendly community of Panorama Hills. Freshly painted throughout, this home offers peace of mind and an easy transition for its next owners. The main floor is thoughtfully laid out for everyday family living with a bright and comfortable feel throughout. The open concept design offers a designated dining area perfect for family meals, hosting friends, or gathering during special occasions. The living room is filled with natural light from the large window and creates an inviting space to relax and unwind. Just steps away, the patio extends your living space outdoors and is ideal for summer BBQs, morning coffee, or enjoying warm evenings. The kitchen provides plenty of counter space for cooking and meal prep along with generous cabinet storage to keep everything organized and functional. Upstairs features 3 well sized bedrooms including an spacious primary bedroom complete with a walk in closet, creating a comfortable retreat at the end of the day. The additional bedrooms work well for children, guests, a home office, or growing families. The basement offers additional storage space for seasonal items and everyday essentials, while the single attached garage adds convenience and keeps your vehicle protected year round. Location is one of the biggest highlights of this home. Situated only steps from a playground and within walking distance to schools, this is a home designed around family convenience. Panorama Hills continues to be one of Northwest Calgary's most desirable communities thanks to its access to grocery stores, restaurants, coffee shops, fitness facilities, medical services, and quick connections to major roads. Residents also enjoy access to the Panorama Hills Community Centre featuring recreation spaces, sports courts, gathering areas, and a popular

splash park that creates memorable summers for families and children. Offering thoughtful updates, functional living spaces, and an unbeatable location, 27 Panatella Villas NW is ready to welcome its next chapter.