



GRASSROOTS
REALTY GROUP

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55 Panatella Road NW
Calgary, Alberta

MLS # A2319452



\$394,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,287 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: Garage Remote, Mailbox Key

\$5K PRICE IMPROVEMENT!! Welcome to this beautifully maintained townhouse offering OVER 1,400 SQ FT OF DEVELOPED LIVING SPACE in a PET-FRIENDLY COMPLEX backing onto a peaceful GREEN SPACE with lovely views for UNDER \$395K! Featuring two spacious primary bedrooms, each complete with its own private ensuite bathroom and walk-in closet, this home offers an ideal layout for families, roommates, or professionals seeking privacy and comfort. The bright and open main level showcases impressive 12-FOOT CEILINGS IN THE LIVING ROOM, creating an airy and inviting atmosphere. The stylish kitchen is finished with granite countertops, stainless steel appliances, and ample cabinet space, while granite counters continue throughout the bathrooms for a cohesive upscale feel. Step outside to the balcony and enjoy the tranquil views overlooking the green space. Upstairs, you'll find a versatile BONUS ROOM perfect for a home office, media area, or reading nook. The FULLY FINISHED WALKOUT BASEMENT provides additional living space and direct access to the outdoors, making it ideal for entertaining, relaxing, or accommodating guests. Additional highlights include a single attached garage with driveway parking, replaced garage door, and major exterior updates including new siding and roof shingles in 2025 for added peace of mind. Perfectly situated across the street from a playground and pond, and just a short walk to Buffalo Rubbing Stone School (K-5), this fantastic location also offers quick and convenient access to Stoney Trail for an easy commute anywhere in the city. An exceptional opportunity to own a move-in ready home in a highly desirable location!