



GRASSROOTS
REALTY GROUP

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56 PANATELLA Parade NW
Calgary, Alberta

MLS # A2323033

\$885,000



No Photo Available

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,617 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Fireplace(s), Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Central Vacume Cleaner		

Welcome to 56 Panatella Parade NW, a beautifully maintained family home in the desirable community of Panorama Hills. The attractive exterior features stone accents, a new roof installed in 2025, and a garage door replaced in 2025. A freshly painted exterior and an extended driveway accommodating up to three vehicles, in addition to the double attached garage. Inside, the bright, open-concept main floor offers a versatile front flex room—ideal for a home office or sitting area—and a convenient powder room. The impressive kitchen features rich cabinetry, granite countertops, stainless-steel appliances, a walk-in pantry and an oversized island with generous preparation and seating space. The adjoining dining area opens onto the rear deck, while the spacious living room is filled with natural light and anchored by a cozy gas fireplace. Upstairs, you’ll find a spacious primary bedroom, three additional bedrooms and a huge bonus room filled with natural light—perfect for family movie nights, a playroom or an additional lounge. The unfinished basement is an open canvas ready for your personal vision, whether you imagine a recreation room, home gym, additional living space or customized storage. Outside, enjoy the elevated deck and fully fenced backyard featuring an attractive stamped-concrete patio—an inviting, low-maintenance setting for summer barbecues, entertaining or relaxing. Conveniently located close to schools, parks, pathways, shopping, restaurants and major roadways, this welcoming Panorama Hills property offers comfort, functionality and an excellent Northwest Calgary location. Book your private showing today!