



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102 Panatella Hill NW
Calgary, Alberta

MLS # A2328655



\$529,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,185 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Lawn, Rectan		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	cabinet at the front entrance, 3 bar stools		

No condo fees and unbeatable value in Panorama Hills! This fully developed half-duplex offers 1,700 sq. ft. of total living space, a FULLY FINISHED BASEMENT, and a DOUBLE DETACHED GARAGE with overhead storage. Enjoy peace of mind with Major Recent Upgrades, including a new roof (2025), furnace (2025), hot water tank (2025), central A/C (2025), triple-pane windows (2024), exterior doors (2024), and siding (2025) — all the big-ticket items are already done. The sun-filled main floor features an open-concept layout with a spacious living room and a professional-grade kitchen complete with a quartz island and custom built-in cabinetry. Upstairs you'll find three bedrooms, a 4-piece bath, and a comfortable primary retreat with a walk-in closet. The fully finished lower level adds even more living space with a private family room, a fourth bedroom, and another full bathroom—perfect for guests, teens, or a home office. Outside, enjoy a low-maintenance backyard and a large deck with a beautiful view of the pond. This prime location offers quick access to Stoney Trail, nearby schools, and is walking distance to shopping and amenities. Whether this is your first home or your next chapter, all the work has already been done—you just need to unpack. Contact your preferred Realtor to schedule a viewing.