



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32 Panatella Common NW
Calgary, Alberta

MLS # A2329309



\$598,800

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,464 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Backing directly onto Green Space in Panorama Hills! Welcome to this well-maintained 3 Bedroom, 2.5 Bathroom half duplex offering 1,464 sq.ft. of living space. With direct access to the pathway and playground from your backyard, this home offers an open, connected outdoor lifestyle rarely found in a duplex. Complete with 9ft ceilings on the Main Level, a Single Attached Garage, and a Walkout Basement, this home offers a strong combination of space, functionality, and outdoor living in a desirable Northwest Calgary community. The main level features a bright open-concept layout with newer Vinyl Plank flooring throughout and a comfortable flow designed for everyday living. The Kitchen is finished with dark cabinetry, granite countertops, a Centre Island with eating bar, Stainless Steel appliances, and ample workspace. It connects naturally to the Dining Room and Living Room, where large rear-facing windows frame the green space beyond. A gas fireplace anchors the Living Room, while sliding patio doors off the Dining Room lead to the East-facing rear Deck—an inviting outdoor space to enjoy morning coffee, summer meals, or quiet evenings overlooking the open green space and playground. The upper level offers 3 well-sized Bedrooms, including a spacious Primary Bedroom with a Walk-In Closet and private 3-piece Ensuite. Two additional Bedrooms share a 4-piece main Bathroom, providing a practical layout for everyday living. The unfinished Walkout Basement offers excellent future potential with direct access to the backyard. Whether developed into additional living space, a Home Gym, hobby area, or used for storage, this level provides valuable flexibility for the next owner to personalize over time. Important exterior updates include new Roof, Siding, and Gutters completed in 2025, adding peace of mind and long-term value. Step

outside to enjoy the East-facing backyard backing directly onto green space with no neighbours behind. The fully fenced yard includes gate access to the pathway and playground beyond, making it easy to enjoy walks, outdoor time, and the open park setting right from home. Located in the desirable Panatella area of Panorama Hills, this home is close to parks, pathways, playgrounds, walking path, schools, shopping, restaurants, public transit, and everyday amenities, with convenient access to Stoney Trail, Deerfoot Trail, and major routes throughout Northwest Calgary. A fantastic opportunity to own a walkout half duplex with green space views, important exterior updates, and a highly functional layout in a well-connected community. Book your private showing today!