



GRASSROOTS
REALTY GROUP

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48 Panatella Common NW
Calgary, Alberta

MLS # A2330162



\$550,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,427 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

****OPEN HOUSE 12-3 PM, SAT & SUN (July 25th & 26th)****Location! Location! Location! WALKOUT Two-Storey Half Duplex backing directly onto green space and a playground, featuring dual primary suites plus a bright loft/home office—ideal for professionals, downsizers, or small families seeking low-maintenance living without compromising outdoor space. The bright and inviting main floor welcomes you with a dramatic two-storey foyer, where a large window fills the entrance with abundant natural light, creating an open and airy first impression. The main level also features 9-foot ceilings and rich hardwood flooring throughout. The east-facing living room is warm and inviting, anchored by a cozy fireplace with a classic mantel. The spacious kitchen is designed for both everyday living and entertaining, complete with granite countertops, full-height cabinetry, stainless steel appliances, a walk-in pantry, and a large centre island with double undermount sinks and a convenient eating bar. The formal dining area is located beside the sliding patio doors that open onto the freshly painted wooden deck with newly painted railings, creating the perfect setting for morning coffee, summer BBQ or peaceful evenings overlooking the expansive green space and playground. A convenient 2-piece powder room completes the main level. The thoughtfully designed upper level features two spacious primary suites, each with its own private ensuite and walk-in closet with built-in shelving—one with a 3-piece ensuite and the other with a 4-piece ensuite. The east-facing primary suite enjoys beautiful morning sunshine and offers distant city skyline views. A bright upper-level loft with a large south-facing window creates an ideal office while remaining flexible enough to serve as a study area, reading nook, children's playroom, or hobby room. The unfinished walkout basement

provides excellent future development potential, with bathroom plumbing already roughed in-perfect for a recreation room, home gym, guest suite, or additional family living space. Major recent exterior updates include a new roof and gutters (May 2026), a brand-new garage door (July 2026), and the freshly painted deck and railings. The oversized attached single garage offers additional space for storage, a workbench, or even larger vehicles. Ideally located just minutes from the Vivo Recreation Centre, shopping, schools, parks, public transit, Stoney Trail, and YYC International Airport, this exceptional home combines a functional layout, quality upgrades, and an unbeatable location. Don't miss this rare opportunity to own a walkout home backing directly onto green space in one of Northwest Calgary's most desirable communities. Move-in ready and beautifully maintained, this home offers a rare opportunity to own a walkout property backing directly onto permanent green space and a playground in one of Panorama Hills' most desirable locations.