



**GRASSROOTS**  
REALTY GROUP

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301, 67 Panatella Square NW  
Calgary, Alberta

MLS # A2335321



**\$509,900**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Panorama Hills         |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | Townhouse              |        |                  |
| Size:     | 1,457 sq.ft.           | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                      | Baths: | 3 full / 1 half  |
| Garage:   | Single Garage Attached |        |                  |
| Lot Size: | 0.02 Acre              |        |                  |
| Lot Feat: | Rectangular Lot        |        |                  |

|             |                                                |
|-------------|------------------------------------------------|
| Heating:    | Forced Air, Natural Gas                        |
| Floors:     | Carpet, Vinyl Plank                            |
| Roof:       | Asphalt Shingle                                |
| Basement:   | None                                           |
| Exterior:   | Vinyl Siding, Wood Frame                       |
| Foundation: | Poured Concrete                                |
| Features:   | High Ceilings, Open Floorplan, Quartz Counters |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 250 |
| LLD:       | -      |
| Zoning:    | M-1    |
| Utilities: | -      |

Inclusions: N/A

LAST CHANCE to buy a BRAND NEW Townhouse in Panorama Hills! Welcome to Prima Towns at #301, 67 Panatella Square NW, a brand new END UNIT 3-storey Townhouse just completed in 2026, offering 3 Bedrooms, 3.5 Baths, and 1,457 sq.ft. of thoughtfully designed living space. Step inside and be greeted by the impressive 9 ft high ceiling. The main floor features a Bedroom with a 3-piece ensuite Bath, ideal as a private space for elderly family or a convenient Home Office setup, plus direct access to the single attached Garage. On the second floor, the 9 ft ceilings continue alongside Vinyl Plank flooring throughout, complementing the bright North and South facing open-concept floorplan. The generous Living Room is anchored by a designer TV Wall with an Electric Fireplace, perfect for cozy nights in. The professionally designed two-tone Kitchen offers Quartz countertops, a Quartz backsplash, Stainless Steel appliances, an under-mount sink, and ample counter and cabinet space for everyday cooking and entertaining. The adjacent Dining area opens to the South facing Balcony with a gas hookup, perfect for summer BBQs. On the top floor, two generous Bedrooms each offer their own ensuite Bath with Quartz countertops and tiled standing showers, complete with the convenience of upper-level Laundry. Built for efficiency, this home features a 2-stage Furnace and a 50-gallon electric Hot Water Tank, keeping comfort and utility costs in check year-round. Located in the well-established community of Panorama Hills in NW Calgary, this home offers easy everyday living with Panora Square Park and West Nose Creek Park just minutes away for walks and outdoor time. Families are close to St. Jerome Elementary, Panorama Hills School, and Captain Nichola Goddard School, while Cardel Place and Vivo Recreation Centre offer pools,

fitness, and year-round programs. Shopping and dining are covered with Real Canadian Superstore, Save-On-Foods, Landmark Cinemas, The Home Depot, and Canadian Tire all nearby, plus the Gates of Panorama Hills plaza for quick errands. Commuting is a breeze with fast access to Stoney Trail, Country Hills Boulevard, Harvest Hills Boulevard, and Deerfoot Trail, connecting you to all corners of Calgary in minutes. This is your last chance to own a brand new Townhouse in Panorama Hills. Don't miss it!