



GRASSROOTS
REALTY GROUP

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302, 67 Panatella Square NW
Calgary, Alberta

MLS # A2335331



\$559,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,754 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: N/A

LAST CHANCE to buy a BRAND NEW Townhouse in Panorama Hills! Welcome to Prima Towns at #302, 67 Panatella Square NW, a brand new 3-storey Townhouse just completed in 2026, offering 4 Bedrooms, 3.5 Baths, and 1,754 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 Double 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. This spacious level flows from the generous Living Room, anchored by a designer TV Wall with an Electric Fireplace, into a large Dining area perfect for hosting family and friends. The professionally designed two-tone Kitchen offers Quartz countertops, a Quartz backsplash, Stainless Steel appliances including an electric Cooktop, built-in Wall Oven, and Microwave, an under-mount sink, and ample counter and cabinet space for everyday cooking and entertaining. The Kitchen leads directly to the South facing Balcony with a gas hookup, perfect for summer BBQs. On the top floor, the generous Primary Bedroom offers its own 3-piece ensuite Bath, while two additional Bedrooms share a 4-piece Bath, 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!