

# \$425,000 - 48 Panatella Villas Nw, Calgary

MLS® #A2264137

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.03 Acres

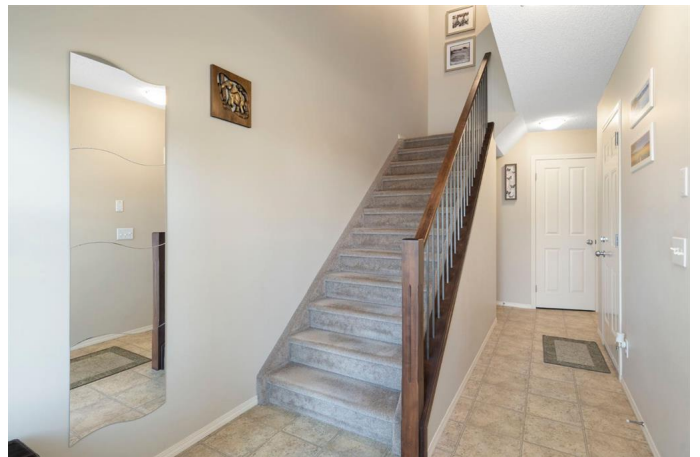
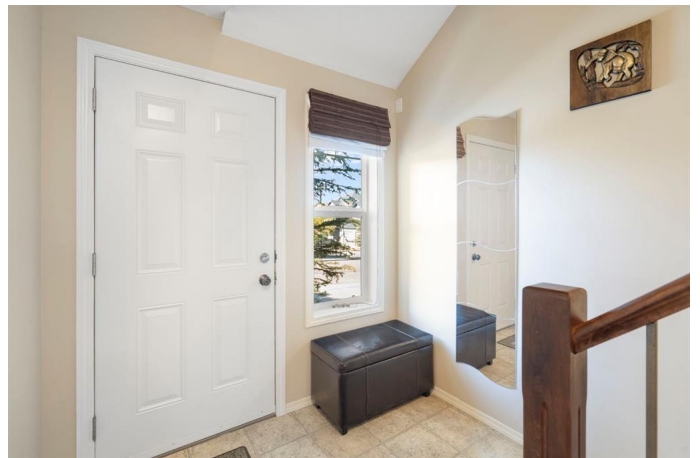
Panorama Hills, Calgary, Alberta

Welcome to 48 Panatella Villas NW, a beautifully maintained townhome in the heart of desirable Panorama Hills. Perfect for first-time buyers or investors, this original-owner 2 bedroom townhome has been impeccably cared for and offers 1,231 sq. ft. of comfortable living space backing onto greenspace!

The bright and inviting main floor features a cozy gas fireplace in the living room, a functional kitchen with granite countertops, and direct access to your private outdoor space. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and ensuite, plus a second bedroom and another full bath, perfect for guests or a home office. The attached garage with epoxy flooring adds both convenience and style. Recent updates to the condo community include brand new roof, hardie board siding & new windows! Located in one of Northwest Calgary's most sought-after communities, Panorama Hills offers beautiful parks, scenic walking paths, playgrounds, and easy access to schools, shopping, and transit. Residents also enjoy nearby recreation at Vivo Centre and quick routes to Stoney Trail and Deerfoot Trail, making commuting a breeze.

Move-in ready and full of pride of ownership, call your favourite realtor and book your showing today!

Built in 2007



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264137      |
| Price          | \$425,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,232         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 48 Panatella Villas Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0G6                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Walk-In Closet(s)                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        No Neighbours Behind, Rectangular Lot  
Roof                        Asphalt Shingle  
Construction           Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              October 14th, 2025  
Days on Market        1  
Zoning                    DC (pre 1P2007)  
HOA Fees                210  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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