

\$555,000 - 225 Panatella Square Nw, Calgary

MLS® #A2233986

\$555,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

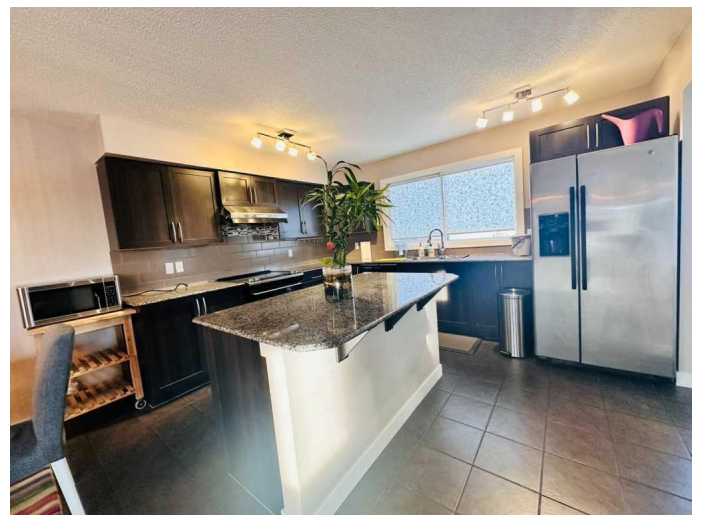
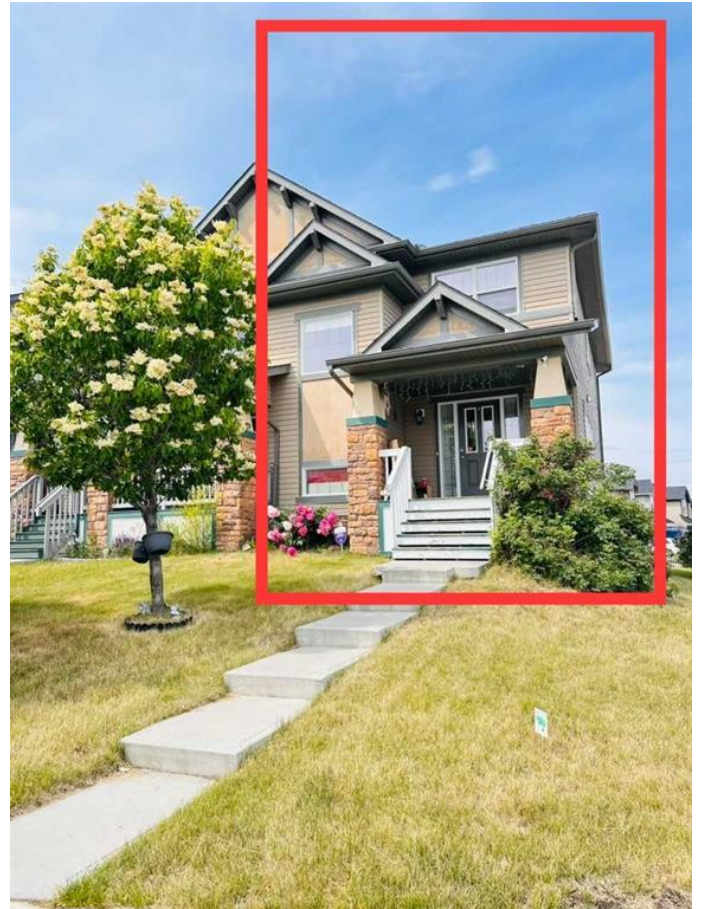
Open House: July 12 @1-3pm!

Charming South-Facing Corner Lot
Home Overlooking Green Space â€“
Investorâ€™s Dream!

Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite bathroom. Each of the three bedrooms is generously sized and filled with natural light, creating a warm and inviting atmosphere. The convenient second-floor laundry room adds an extra level of comfort and functionality to daily living. The unfinished basement provides an excellent opportunity for value-added renovation, with great potential to be legally converted into a secondary rental unit for additional income. A private backyard with two parking spaces adds to the convenience and appeal. Currently tenanted at \$2,000/month with reliable renters, this property is the perfect turn-key investment opportunity. Donâ€™t miss out on this rare combination of location, layout, and income potential!

Built in 2010

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2233986 |
| Price | \$555,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,520 |
| Acres | 0.08 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 225 Panatella Square Nw |
| Subdivision | Panorama Hills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 0V5 |

Amenities

| | |
|----------------|---------------------------|
| Amenities | Park |
| Parking Spaces | 2 |
| Parking | Alley Access, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 25th, 2025 |
| Days on Market | 59 |
| Zoning | R-2M |
| HOA Fees | 265 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|



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