

# \$399,000 - 90 Panatella Villas Nw, Calgary

MLS® #A2235847

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully 2-bedroom, 2-bathroom townhouse in the sought-after community of Panorama Hills! Conveniently located near shopping, schools, parks, and public transit, this home offers the perfect blend of comfort and accessibility. Step inside to find a bright and spacious main floor featuring a modern kitchen, stainless steel appliances, a cozy living room, and a walkout patio, perfect for enjoying your morning coffee or evening relaxation. Upstairs, you'll discover two generously sized bedrooms and a stylish 4-ensuite piece bathroom. This move-in-ready home is ideal for families, first-time buyers, or investors. Don't miss out on this fantastic opportunity.

Built in 2007

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235847      |
| Price          | \$399,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,222         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 90 Panatella Villas Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0G6                |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 1                                             |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Closet Organizers                                        |
| Appliances        | Garage Control(s), Gas Cooktop, Range Hood, Refrigerator |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Full, Unfinished                                         |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Lot Description   | Cul-De-Sac      |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 1st, 2025   |
| Days on Market | 125              |
| Zoning         | DC (pre 1P 2007) |
| HOA Fees       | 213              |
| HOA Fees Freq. | ANN              |

### Listing Details

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