

# \$570,000 - 789 Panatella Boulevard Nw, Calgary

MLS® #A2251433

**\$570,000**

3 Bedroom, 3.00 Bathroom, 1,621 sqft

Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautiful duplex offering over 1,600 sq ft of comfortable living space—perfect for families or anyone looking for extra room. The main floor is bright and inviting, featuring 9-foot ceilings and an open-concept layout ideal for both everyday living and entertaining. The full kitchen includes a large island with seating, plenty of counter space, full pantry and ample cabinetry for storage. Hardwood flooring flows through the kitchen and dining areas, creating a warm, cohesive space.

Just off the kitchen is a spacious dining area that easily fits a full-size table and opens onto the large living room—perfect for cozy movie nights or hosting guests. A convenient half bath is tucked away on the main floor, along with access to the backyard deck and private yard, ideal for BBQs, gardening, or just relaxing in your own outdoor space.

Upstairs, you™ll find a spacious primary bedroom with its own 3-piece ensuite and walk-in closet, plus two additional bedrooms and a full 4-piece bathroom. Recent updates include a BRAND NEW ROOF (2025), BRAND NEW SIDING, and FRESH, NEW PAINT—making this home completely move-in ready.

Located in the family-friendly community of Panorama Hills, you™re close to schools, parks, shopping, walking trails, and the



Panorama Hills Community Centre with year-round amenities. With quick access to major roads, commuting and everyday errands are easy. Do not hesitate to book a showing today!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251433               |
| Price          | \$570,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,621                  |
| Acres          | 0.08                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 789 Panatella Boulevard Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0N8                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No |
|-------------------|-------------------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
|                 | Smoking Home, Open Floorplan, Pantry                                                                             |
| Appliances      | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Fireplace(s), Forced Air                                                                                         |
| Cooling         | None                                                                                                             |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Gas                                                                                                              |
| Has Basement    | Yes                                                                                                              |
| Basement        | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 13                |
| Zoning         | R-G               |
| HOA Fees       | 263               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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