

# \$449,900 - 522 Panatella Walk Nw, Calgary

MLS® #A2246952

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Three storey townhome located in the desirable community of Panorama Hills. This home offers 3 bedrooms, 2.5 baths and a single attached tandem garage which leads to mechanical/furnace room. The staircases leads you to the upper level that has 9 ft ceiling. A generously sized living room with large windows that provide plenty of natural light. Open kitchen with plenty of cupboard space, a quartz counter tops & island, full package of appliances that includes a brand new stove. A door off the dining area leading to a 14.5 x 7 ft balcony with railing. This level is completed with hardwood floors, a 2 pc bath & a pantry for extra storage. Upstairs, You will find a laundry area, 2 good-sized bedrooms, a 4pc bathroom is conveniently located adjacent to these bedrooms. The master bedroom featuring a large walk-in closet and 3pc ensuite bathroom. This townhome is located close to the new North Trail High School, public transportation, grocery stores, coffee shops, the Vivo recreation centre that has an indoor park, library, and easy get away via Stoney Trail and Deerfoot. This is a great buy.

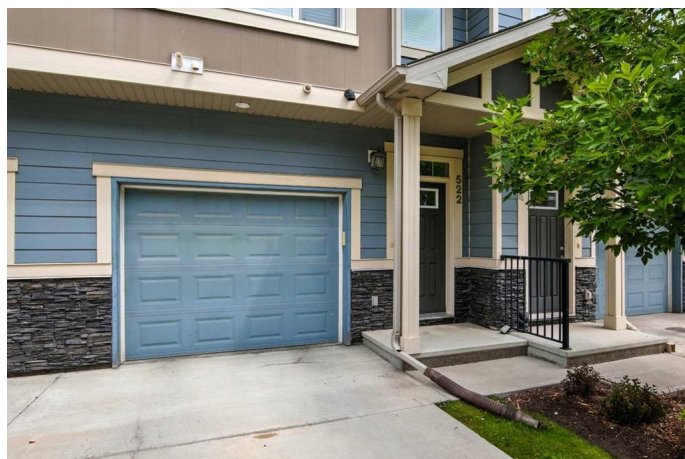
Built in 2014

## Essential Information

MLS® #                      A2246952

Price                        \$449,900

Bedrooms                3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,188         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 522 Panatella Walk Nw |
| Subdivision | Panorama Hills        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 0Z4               |

### **Amenities**

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Visitor Parking                                                     |
| Parking Spaces | 2                                                                                              |
| Parking        | Garage Door Opener, Single Garage Attached, Concrete Driveway, Front Drive, Garage Faces Front |
| # of Garages   | 1                                                                                              |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Basement          | None                                                                                                                                |

### **Exterior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Playground                                                                      |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Interior Lot |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Composite Siding, Wood Frame |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 6                |
| Zoning         | M-1 d75          |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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