

# \$838,000 - 1871 Panatella Boulevard Nw, Calgary

MLS® #A2269812

**\$838,000**

4 Bedroom, 3.00 Bathroom, 2,581 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE SUNDAY 9TH NOVEMBER

1PM-4PM Welcome to your dream executive home in sought-after Panorama Hills. This stunning 2581 Sq Ft 4 BEDROOM 3

BATHROOM residence combines luxury, comfort, and practicality in one perfect package. Step into an impressive 20-foot ceiling entry that sets the tone for the elegant design throughout. The main floor features high-end finishes, a full bathroom, and a versatile office/den, perfect for working from home. The expansive kitchen and living family room is perfect for entertaining guests.

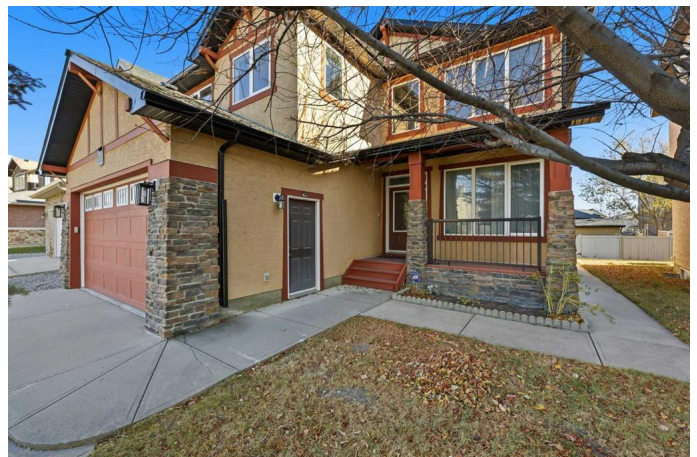
Upstairs, you'll find a spacious primary retreat with a spa-inspired 5-piece ensuite, plus three additional large bedrooms and another full bath ideal for families needing extra space. The undeveloped basement is a blank canvas ready for your creative touch, whether you envision a home theatre or an entertainment floor - there is ample space. Outside, enjoy proximity to top-rated schools, scenic pathways, shopping plazas, playgrounds, and all amenities Panorama Hills has to offer. Don't miss out, Book your private showing today

Built in 2006

## Essential Information

MLS® # A2269812

Price \$838,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,581       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1871 Panatella Boulevard Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 0H3                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings                                                           |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | Other                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full                                                                                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Zoning         | R-G                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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