

# \$399,900 - 142 Panatella Park Nw, Calgary

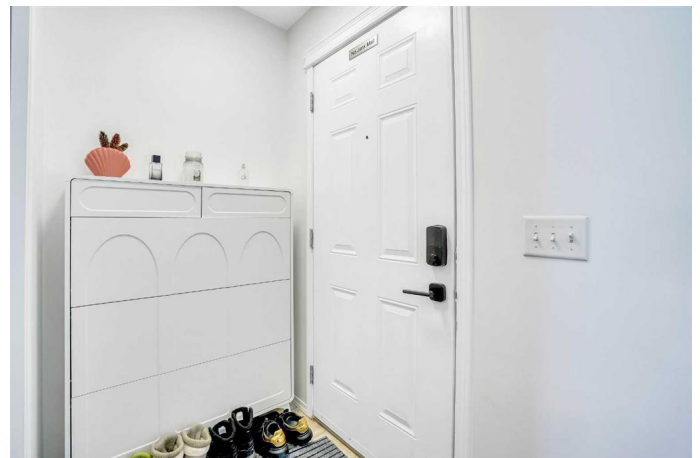
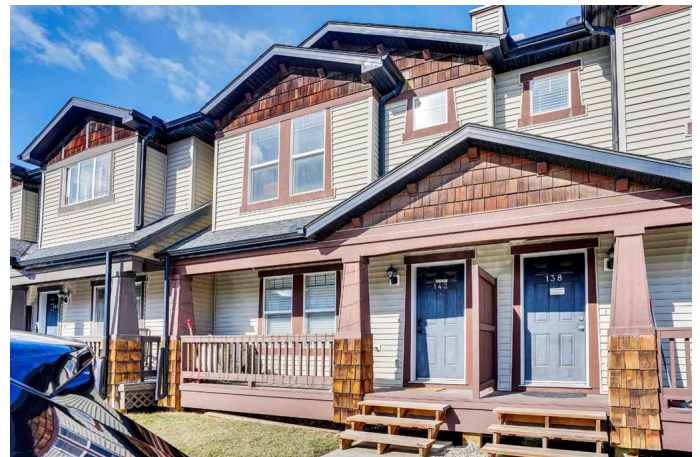
MLS® #A2208490

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,271 sqft  
Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully maintained townhouse located in the vibrant and family-friendly community of Panorama Hills. Step inside to an open flooring concept main floor that flows seamlessly from the front entrance to the kitchen, creating a spacious and welcoming atmosphere. The large living room is ideal for relaxing, entertaining, or enjoying time throughout the day. Upstairs, you'll find TWO PRIMARY bedrooms, each with its own private 4-piece ensuite bathroom—perfect for families, roommates, or guests who value both comfort and privacy. The 90% finished basement offers flexible space that can be tailored to your needs, whether it's a home office, gym, or recreation area. A major recent upgrade includes a brand NEW hot water tank, replaced in 2023, providing added efficiency and peace of mind. This home is conveniently located near a variety of amenities including restaurants, supermarkets, banks, the VIVO recreation centre, and the Panorama Hills Community Centre. What truly makes this community one of Calgary's most desirable is its access to several schools—from elementary to high school—all just minutes away. With excellent transit options and quick access to Stoney Trail and Country Hills Boulevard, this townhouse delivers both comfort and convenience. In addition, this unit permits short-term rentals, including Airbnb, subject to condominium rules and policies—making it a



fantastic opportunity for investors or homeowners looking to offset their mortgage. Don't miss your chance"schedule a viewing today before it's gone!

Built in 2005

### Essential Information

MLS® #	A2208490
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	0.03
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	142 Panatella Park Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6K4

### Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Central

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Garden, Lighting, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	24
Zoning	M-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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