

# \$774,000 - 135 Panatella Close Nw, Calgary

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MLS® #A2262996

**\$774,000**

6 Bedroom, 4.00 Bathroom, 2,336 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to your future sanctuary, a stunning 6-bedroom house that blends spacious living with modern comfort. Nestled in a family-friendly neighborhood, this gem is just a few minutes drive away from elementary, junior high, and high school, making it the ideal home for growing families. With a close proximity to a shopping center and transit options, convenience is at your fingertips!

With 6 well-appointed bedrooms, there's no shortage of space for the whole family. The master suite is a true retreat, offering a private oasis to recharge after a long day. And let's not forget the unexpected surprise of a 2-bedroom walk-up illegal basement suite! Ideal for guests, in-laws, or as a rental opportunity, this versatile space adds tremendous value and flexibility to your lifestyle.

Enjoy year-round comfort with a central air conditioning system that keeps the home cool during those warm summer months. Recently updated with a brand new roof and water tank. This house is more than just a property; it's a place where you can create your story.

Don't miss your chance to make this stunning house your home. Contact us today to schedule your private showing and step into a space where memories are waiting to be made!

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262996    |
| Price          | \$774,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,336       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 135 Panatella Close Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 6C9                |

## Amenities

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

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas, Living Room, Other                                                                     |
| Has Basement      | Yes                                                                                         |

Basement                      Full

**Exterior**

Exterior Features    Covered Courtyard, Private Yard  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction         Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             October 8th, 2025  
Days on Market        26  
Zoning                   R-1  
HOA Fees                263  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Royal LePage METRO

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