

# \$765,000 - 15 Panatella Row Nw, Calgary

MLS® #A2204106

**\$765,000**

4 Bedroom, 4.00 Bathroom, 1,850 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

Newly Priced for Immediate Consideration

Nestled in the heart of Panorama Hills, this stunningly updated home is the perfect blend of modern elegance and everyday comfort. Every detail has been thoughtfully upgraded, from brand-new appliances and fresh paint to new 60oz luxury carpet with premium underlay. The kitchen has been beautifully enhanced, offering a contemporary feel that is perfect for cooking and entertaining. Enjoy the warmth of new lighting throughout, creating an inviting ambiance in every room. The spacious primary suite provides a private retreat, while the bonus room upstairs offers the perfect space for relaxation or work. With four bedrooms and three and a half bathrooms, this home is designed to fit any lifestyle. The oversized corner lot boasts new landscaping, while the massive 25+ foot deep garage provides ample space for vehicles, storage, and more. The fully finished basement adds even more living space, and the home's layout makes it easy to add a side entrance if desired. Located just steps from Panatella Square Park and Playground, with quick access to Stoney Trail and all the conveniences of North West Calgary, this is a home that truly has it all. New window coverings on the main floor and a brand new roof complete the package—all that's left is for you to move in and make it your own.



See additional information by clicking on the brochure and virtual tour links.

Don't miss this incredible opportunity"visit the open house this weekend or book a private tour with your favourite agent today!

Built in 2012

### Essential Information

MLS® #	A2204106
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	15 Panatella Row Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0S7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Range Hood, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer
Heating	Fireplace(s), Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot, Lawn, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Perimeter Wall

## Additional Information

Date Listed	March 20th, 2025
Days on Market	40
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Engel & Völkers Calgary
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.