

# \$849,900 - 218 Panatella Boulevard Nw, Calgary

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MLS® #A2240147

**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,218 sqft  
Residential on 0.10 Acres

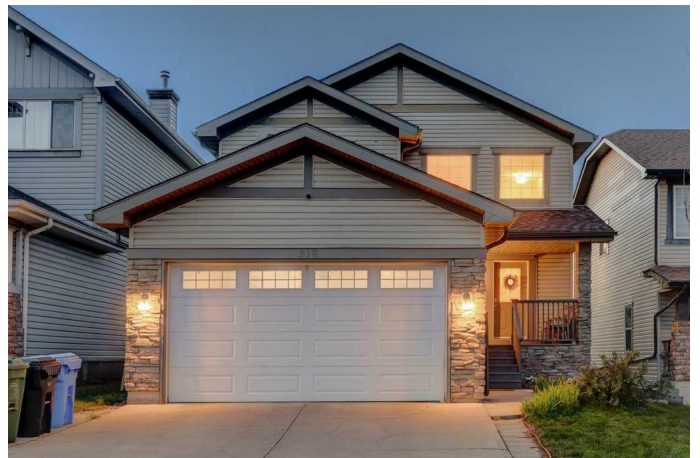
Panorama Hills, Calgary, Alberta

>>>>OPEN HOUSE SATURDAY/SUNDAY  
2:00PM - 4:00PM<<<<

Welcome to 218 Panatella Boulevard NW â€“ where space, style, and location come together in perfect harmony! This beautifully maintained two-storey home with a fully finished walkout basement (illegal suite) offers a rare opportunity to â€œLive Up, Rent Downâ€• in one of Calgaryâ€™s most sought-after communities â€” Panorama Hills.

Situated in a prime location just steps from schools, Superstore, VIVO Rec Centre, North Pointe Transit Hub, and walking trails, this home is ideal for families and savvy investors alike. The walkout basement suite is recently renovated with upgraded flooring, a stylish modern bathroom, and a private entrance, making it move-in ready for multigenerational living.

Inside, the main floor welcomes you with a grand, light-filled foyer, an elegant chandelier, and high ceilings that enhance the homeâ€™s spacious feel. The open-concept layout flows effortlessly through the modern kitchen, featuring glossy cabinets, quartz countertops, and a functional island â€” perfect for entertaining or everyday living. Main Floor Includes both spacious Family Room & separate Living Room/Office for comfort and productivity. Durable, low-maintenance ceramic tile flooring, baseboards, and stairs ensure long-term comfort and style.



Upstairs, youâ€™ll find four generously sized bedrooms, offering ample room for growing families. The oversized vinyl deck off the dining area provides a seamless extension to your living space â€“ a wonderful spot to unwind while taking in peaceful views of estate homes, a tranquil pond, and surrounding pathways. The fenced backyard also includes a new contemporary shed for extra storage.

Major upgrades have already been completed for your peace of mind, including a brand-new roof, gutters, water tank, and appliances. Simply move in and enjoy!

Whether you're looking to live comfortably with room to grow or relax in the walkout suite, 218 Panatella Blvd NW checks every box â€“ with scenic views, exceptional walkability, transit at your doorstep, and a ready-to-rent basement. A home that truly offers flexibility, functionality, and financial potential â€“ book your showing today!

Built in 2004

**Essential Information**

MLS® #	A2240147
Price	\$849,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,218
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	218 Panatella Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6B6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Ins
# of Garages	2

## Interior

Interior Features	High Ceilings, No Animal Hor
Appliances	Dishwasher, Dryer, Electric S Fan, Refrigerator, Washer, W
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out



## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Rectangular Lot, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	6
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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