\$519,900 - 822 Panatella Boulevard Nw, Calgary

MLS® #A2259736

\$519,900

2 Bedroom, 3.00 Bathroom, 1,185 sqft Residential on 0.02 Acres

Panorama Hills, Calgary, Alberta

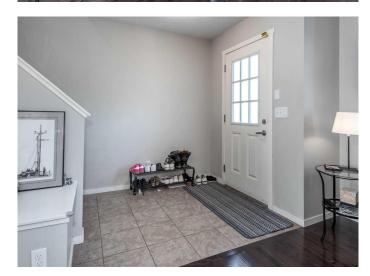
Welcome to 822 Panatella BLV, a beautifully maintained two-story home that perfectly combines modern living with exceptional value. This residence is an ideal choice for professionals, growing families, or savvy investors, featuring a unique double master bedroom layout and the rare advantage of NO CONDO FEES. Step inside to discover an open-concept main floor bathed in natural light, showcasing rich hardwood floors and a functional layout. The spacious living room flows seamlessly into a well-appointed kitchen, complete with ample storage, a central island, and a bright dining area that overlooks the private, south-facing backyardâ€"perfect for morning coffee and summer entertaining. This main floor is completed by a convenient 2-piece bathroom and direct access to the double garage. Upstairs, you will find two generously sized bedrooms, each featuring a spacious walk-in closet and its own full ensuite bathroom, offering unparalleled privacy and convenience. The undeveloped basement presents a fantastic opportunity to add significant value, with the potential to create a third bedroom, a third bathroom, and a dedicated entertainment area tailored to your needs. Come live in this Ultimate Convenience:

Walking distance to Save-On-Foods, Rexall, medical clinics, and Tim Hortons.

Direct access to splash parks, tennis courts, and playgrounds. Close to elementary, junior high, and high schools.







Quick access to Stoney Trail for seamless trips to the mountains or downtown.

This home is a rare find, offering a perfect blend of space, location, and potential.

Whether you're taking your first step onto the property ladder, seeking a smart investment, or looking to downsize without compromise, this property is an absolute must-see!

Built in 2008

Essential Information

MLS® # A2259736 Price \$519,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,185 Acres 0.02 Year Built 2008

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 822 Panatella Boulevard Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 0N7

Amenities

Amenities Park, Playground

Parking Spaces 3

Parking Alley Access, Double Garage Detached, Garage Door Opener, Off

Street

of Garages 2

Interior

Interior Features Breakfast Bar, No Animal Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025

Days on Market 41

Zoning R-2

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office Stonemere Real Estate Solutions

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