

# \$555,000 - 225 Panatella Square Nw, Calgary

MLS® #A2233986

**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft  
Single Family on 0.08 Acres

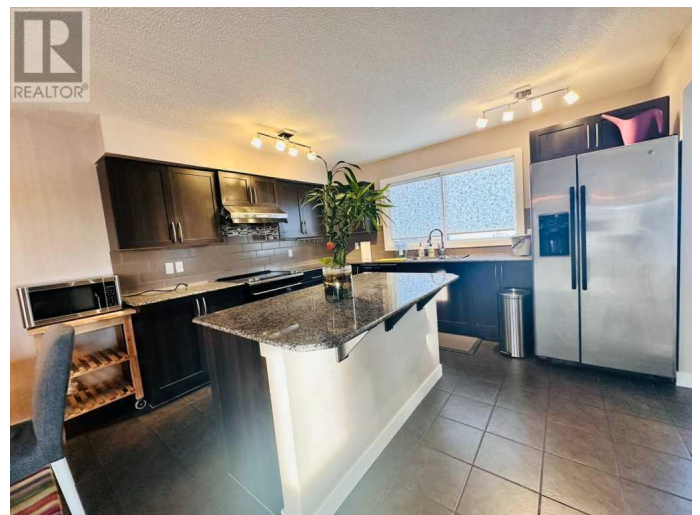
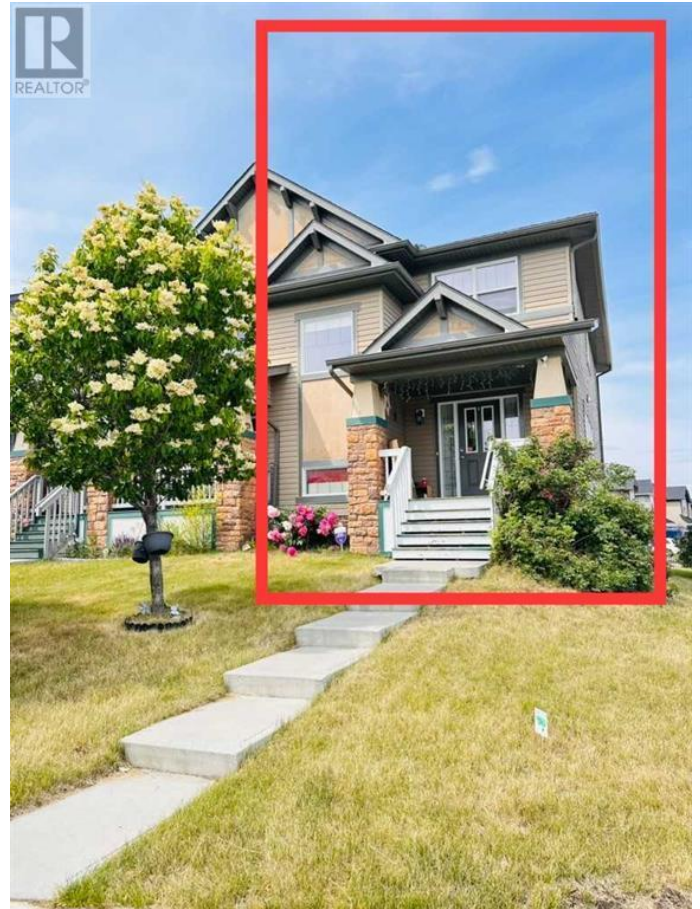
Panorama Hills, Calgary, Alberta

Open House: July 12 @1-3pm!

Charming South-Facing Corner Lot Home Overlooking Green Space – Investor’s Dream! Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite bathroom. Each of the three bedrooms is generously sized and filled with natural light, creating a warm and inviting atmosphere. The convenient second-floor laundry room adds an extra level of comfort and functionality to daily living. The unfinished basement provides an excellent opportunity for value-added renovation, with great potential to be legally converted into a secondary rental unit for additional income. A private backyard with two parking spaces adds to the convenience and appeal. Currently tenanted at \$2,000/month with reliable renters, this property is the perfect turn-key investment opportunity. Don’t miss out on this rare combination of location, layout, and income potential! (id:6289)

Built in 2010

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | A2233986      |
| Price          | \$555,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,520         |
| Acres          | 0.08          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 225 Panatella Square Nw |
| Subdivision | Panorama Hills          |
| City        | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K0V5                  |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Playground, Schools, Shopping |
| Features       | See remarks, Parking          |
| Parking Spaces | 2                             |
| Parking        | Parking Pad                   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer |
| Heating      | Natural gas Forced air                                    |
| Cooling      | None  |
| # of Stories | 2   |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl siding    |
| Foundation | Poured Concrete |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|



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Listing information last updated on October 13th, 2025 at 11:01am PDT