

# \$429,900 - 119 Panatella Hill Nw, Calgary

MLS® #A2255744

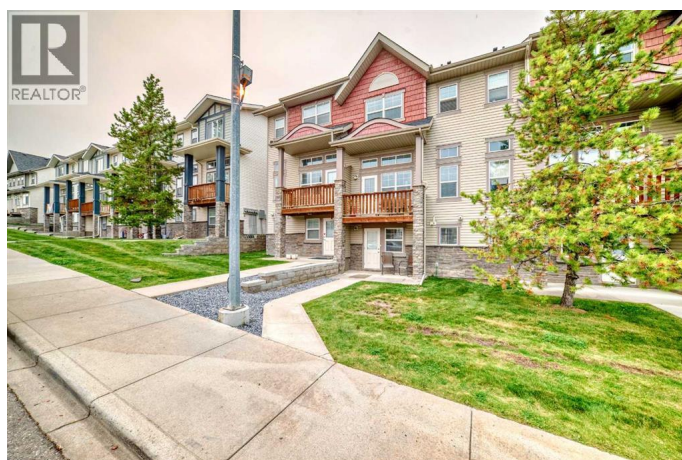
**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,343 sqft

Single Family on 0.03 Acres

Panorama Hills, Calgary, Alberta

**\*\* Back on Market \*\*** Welcome to this stunning townhouse in the highly sought-after NW community of Panorama Hills! This home offers a perfect blend of style, comfort, and convenience, making it a must-see. Step inside and be greeted by the dramatic high ceilings and an abundance of natural light in the main living room, which also provides access to one of two private balconies. The newly updated kitchen features brand-new vinyl plank flooring, elegant granite countertops, and a dining area that leads to a second balcony—the perfect spot for your BBQ. A convenient half-bath and laundry room are also located on this level. The upper floors are designed for privacy and comfort. The third level is dedicated to the spacious primary bedroom, complete with a 4-piece ensuite and a generous walk-in closet. Just a few steps up, you'll find two additional bedrooms and another full 4-piece bathroom, ideal for family or guests. The home has been freshly painted throughout, giving it a crisp, modern feel. The walkout basement is ready for your creative touch and offers incredible potential for future development. Unique to this unit, the walkout backs onto the street, providing plenty of extra parking for both residents and visitors. Located in a well-managed complex, this home is just steps away from a tranquil pond and scenic walking paths. You're also a short walk from the Save-On-Foods complex, which offers a variety of great restaurants, shops, and banks. Commuting is a breeze with quick access to



14th Street and Stoney Trail. The home is also perfectly situated between Buffalo Rubbing Stone School and Captain Nichola Goddard School. This beautiful home won't last long. Contact your favorite real estate agent to book a showing today! (id:6289)

Built in 2009

### Essential Information

|                |                 |
|----------------|-----------------|
| Listing #      | A2255744        |
| Price          | \$429,900       |
| Bedrooms       | 3               |
| Bathrooms      | 3.00            |
| Half Baths     | 1               |
| Square Footage | 1,343           |
| Acres          | 0.03            |
| Year Built     | 2009            |
| Type           | Single Family   |
| Sub-Type       | Bare Land Condo |
| Style          | 5 Level         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 119 Panatella Hill Nw |
| Subdivision | Panorama Hills        |
| City        | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K0S7                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby |
| Features       | No neighbours behind  |
| Parking Spaces | 2   |
| Parking        | Attached Garage   |
| # of Garages   | 1   |

### Interior

|            |  |
|------------|--|
| Appliances | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, |
|------------|--|

|          |                                  |
|----------|----------------------------------|
|          | Window Coverings, Washer & Dryer |
| Heating  | Natural gas Forced air           |
| Cooling  | None                             |
| Basement | Separate entrance, Walk out      |

## Exterior

|              |                     |
|--------------|---------------------|
| Exterior     | Stone, Vinyl siding |
| Construction | Wood frame          |
| Foundation   | Poured Concrete     |

## Listing Details

Listing Office      CIR Realty



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Listing information last updated on October 14th, 2025 at 6:01am PDT