

\$584,900 - 162 Panatella Boulevard Nw, Calgary

MLS® #A2116162

\$584,900

3 Bedroom, 4.00 Bathroom, 1,666 sqft
Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

Welcome to this exquisite duplex in the fantastic community of Panorama Hills boasting over 2,200 SQUARE FEET OF DEVELOPED SPACE as well as a FULLY FINISHED WALK OUT BASEMENT and picturesque pond views, offering a serene retreat in a desirable location. The best part is that there are NO CONDO FEES!

Nestled in a tranquil neighbourhood, this duplex presents a unique blend of modern luxury and natural beauty. Step inside to discover a spacious and inviting living space adorned with tasteful finishes and flooded with natural light, creating an atmosphere of comfort and sophistication.

The main level features a thoughtfully designed floor plan, seamlessly connecting the living, dining, and kitchen areas, making it perfect for both daily living and entertaining guests. Imagine hosting gatherings with loved ones while enjoying the scenic backdrop of the tranquil pond. Stay cozy all winter with your GAS FIREPLACE.

The kitchen is a chef's delight, equipped with gas range, ample cabinetry, and large kitchen island, inspiring culinary creations and culinary gatherings. Enjoy breakfast with a view or unwind after a long day in the adjacent dining area, where every meal feels like a special occasion.

Retreat to the upper level, where you'll find 3 spacious bedrooms offering relaxation and privacy. Wake up to the soothing sights and sounds of nature outside your window,



providing a peaceful start to your day. The BONUS ROOM makes a great home office or a crafting area. The fully finished walk-out basement adds versatility to the living space, ideal for a home office, gym, or additional entertainment area, with direct access to the outdoor oasis. There is also a SECOND GAS FIREPLACE to enjoy in the basement. Step outside to the expansive deck or patio, where you can soak in the beauty of the surrounding landscape and enjoy al fresco dining or simply unwind while taking in the tranquil pond views. Forget about scraping your car windows all winter since there is an ATTACHED GARAGE. Owner has taken great pride in property. Patio concrete slab outside walkout was recently poured. Exterior trim was also professionally painted. Conveniently located along a bus route near shopping, dining, parks, and recreation options, this duplex offers the perfect balance of serenity and convenience. The nearby Panorama Hills Community Centre features a water spray park, tennis courts, basketball courts, children's playground and so much more! The new North Calgary High School is a short distance away. This location provides easy access to Stoney Trail and the rest of the city. Experience the lifestyle you've always dreamed of in this remarkable home with a view. Don't miss out on the opportunity to make this duplex your own personal sanctuary. Schedule a showing today and prepare to be captivated by its beauty and charm.

Built in 2004

Essential Information

MLS® #	A2116162
Price	\$584,900
Sold Price	\$610,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	162 Panatella Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6B5

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Rain Gutters
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Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 25th, 2024
Days on Market	4
Zoning	R-2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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