

\$429,900 - 372 Panatella Boulevard Nw, Calgary

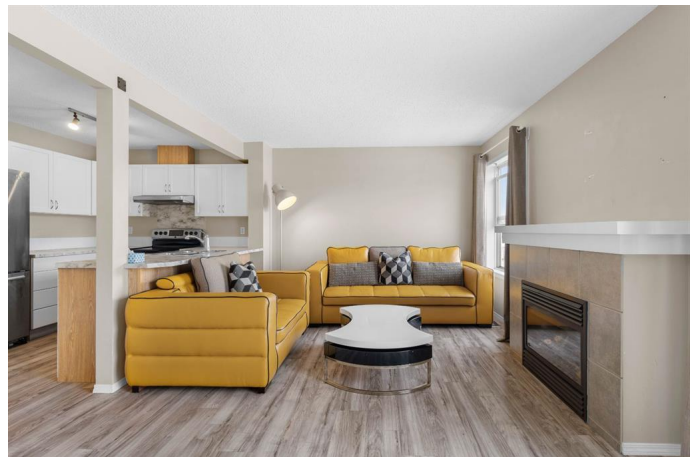
MLS® #A2117210

\$429,900

3 Bedroom, 2.00 Bathroom, 1,224 sqft
Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

Prime Location Alert! Positioned directly across from Captain Nichola Goddard Junior High School, mere steps away from convenient bus stops, and just a stone's throw from the bustling Gates of Panorama Shopping Centre, this townhouse unit boasts unparalleled proximity to an array of amenities. Furthermore, its seamless accessibility to Stoney Trail ensures effortless commuting and travel. Upon entering, the main floor unveils a captivating open-concept layout, seamlessly merging the living, dining, and kitchen areas. Tucked discreetly on this level is a convenient half bath, complemented by the warmth of the gas fireplace. Adding to the allure, a balcony offers an inviting retreat flooded with ample natural light, perfect for relaxation or entertaining guests. Ascending to the upper floor reveals the epitome of comfort and space, with three generously proportioned bedrooms adorned with a well-sized closet. The allure doesn't stop there—awaiting your personal touch and creative vision, the undeveloped walkout basement holds boundless potential for customization and expansion or building a suite to help out with the mortgage. Completing this dream home package is an attached single garage with a driveway, catering perfectly to the needs of a young and growing family. Nestled within a well-managed condo complex boasting low condo fees, this affordable townhouse unit presents an exceptional opportunity not to be missed. With its unbeatable location and



desirable features, this property is poised to captivate discerning buyers and won't remain on the market long.

Built in 2007

Essential Information

MLS® #	A2117210
Price	\$429,900
Sold Price	\$473,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,224
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	372 Panatella Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0G7

Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 29th, 2024
Days on Market	4
Zoning	DC (pre 1P2007)
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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