

\$679,900 - 273 Panatella Boulevard Nw, Calgary

MLS® #A2123314

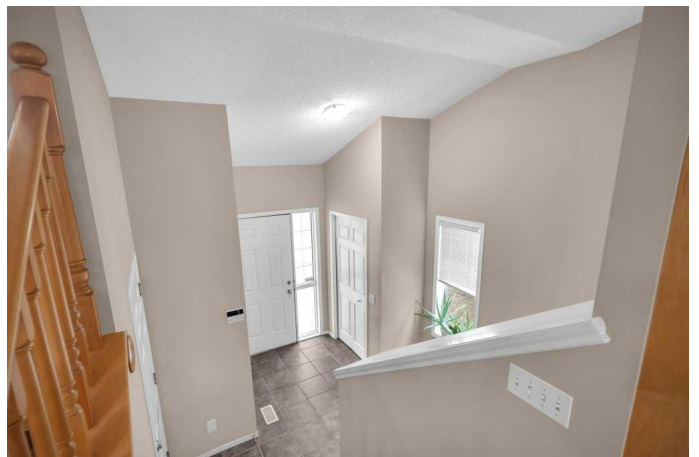
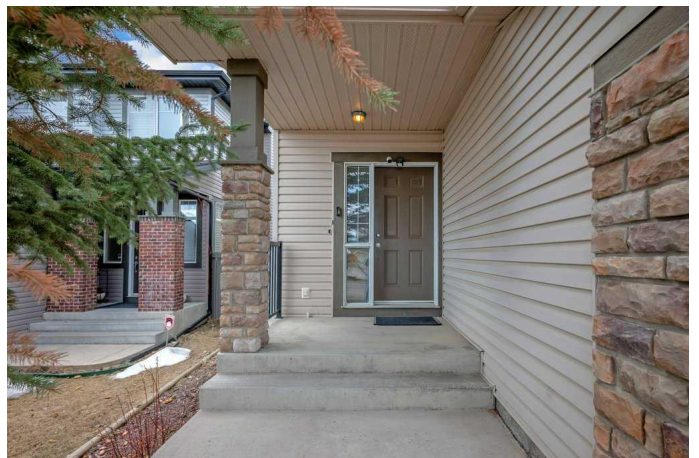
\$679,900

3 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

This is the opportunity you've been waiting for! Rarely do bi-level properties become available in this highly desirable community, and this one is move-in ready! This bi-level boasts over 2300 square feet of developed space across two levels. The original owners have meticulously maintained it both inside and out. Features include vaulted and 9-foot ceilings, a spacious and bright foyer on the main floor, and an open-concept layout with gleaming hardwood flooring throughout, complemented by carpet in the master bedroom. A SunScope lighting system has been installed for extra daylight brightness. The gourmet kitchen, equipped with maple cabinets, features a large island with a breakfast bar. An impressive great room with a gas fireplace separates the upper level master bedroom from the main floor guest rooms. The raised master bedroom includes a walk-in closet and a 4-piece en-suite bathroom. The lower level is fully finished and includes one spacious bedroom with large windows and a three-piece bathroom. There's an open-concept family room with space for a media center and entertaining. The furnace was replaced in 2019. Outside, the fully fenced backyard is a private oasis, professionally landscaped with a massive two-tier deck and a beautiful brick patio, perfect for entertaining or enjoying a fire in the evening. Take advantage of the nearby amenities of this Northwest community, including two elementary schools within a two-minute walk (Panorama Hills School and



St. Jeromes Elementary), as well as quick and easy access to Vivo Centre & Country Hills Town Centre (Sobeys, Home Depot, theaters, restaurants, etc.), Stoney Trail, Deerfoot Trail, schools, the airport, and much more! Book your showing today!

Built in 2005

Essential Information

MLS® #	A2123314
Price	\$679,900
Sold Price	\$665,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	273 Panatella Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6H9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home,
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	Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Cleared, Gazebo, Garden, Low Maintenance Landscape, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	April 29th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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