

# \$419,000 - 66 Panatella Villas Nw, Calgary

MLS® #A2143560

**\$419,000**

3 Bedroom, 2.00 Bathroom, 1,243 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. Adding to the allure, a back patio 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. Awaiting your personal touch and creative vision, the undeveloped basement holds boundless potential for customization and expansion for the perfect family area. 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® #         | A2143560      |
| Price          | \$419,000     |
| Sold Price     | \$432,300     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,243         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 66 Panatella Villas Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0G6                |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | None                                            |
| Parking Spaces | 2                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                         |
| Heating           | Forced Air                                                                                                   |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Barbecue  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 21st, 2024  
Date Sold                August 4th, 2024  
Days on Market        44  
Zoning                    DC (pre 1P2007)  
HOA Fees                210.00  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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