

# \$585,000 - 809 Panatella Boulevard Nw, Calgary

MLS® #A2210869

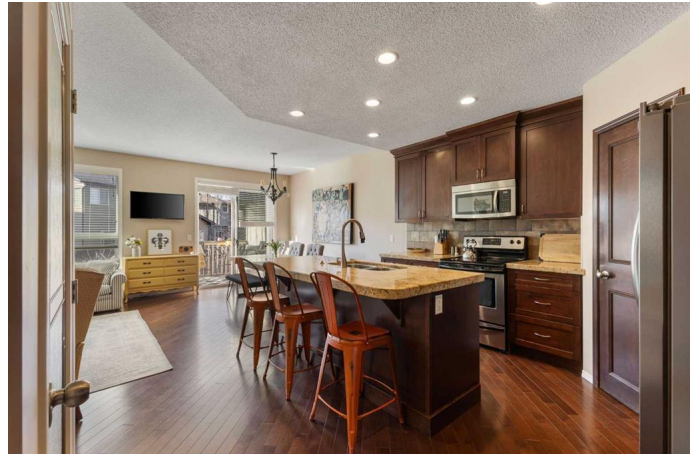
**\$585,000**

3 Bedroom, 4.00 Bathroom, 1,516 sqft  
Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

Located in PANORAMA HILLS, this DUPLEX WITH NO CONDO FEES offers over 2,200 SQUARE FEET OF FULLY FINISHED LIVING SPACE has a warm, welcoming vibe throughout. The HIGH CEILINGS IN THE FRONT FOYER create an inviting first impression, leading into an OPEN CONCEPT MAIN FLOOR bathed in an abundance of NATURAL LIGHT. The kitchen features STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, ISLAND WITH BREAKFAST BAR, and PLENTY OF CABINET SPACE. A FIREPLACE WITH MANTLE anchors the living room, while the LARGE BACK DECK and FENCED BACKYARD invite easy outdoor living. Upstairs youâ€™ll find THREE BEDROOMS, including a primary suite with a WALK-IN CLOSET and ENSUITE BATHROOM, plus another FULL BATHROOM. The FULLY FINISHED BASEMENT adds nearly 700 SQUARE FEET of extra living space, complete with another FULL BATHROOM. Additional highlights include HARDWOOD FLOORS, SINGLE ATTACHED GARAGE WITH STORAGE, and a FRESHLY REPLACED EXTERIOR including NEW SIDING AND ROOFING. Just 150M FROM PANORA SQUARE PLAYGROUND and CLOSE TO SHOPPING AND SCHOOLS, this is a WELL-LOVED HOME READY FOR YOU!

Built in 2009



## Essential Information

MLS® #	A2210869
Price	\$585,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	809 Panatella Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0N7

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Other  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed April 17th, 2025  
Days on Market 5  
Zoning R-G  
HOA Fees 260  
HOA Fees Freq. ANN

## Listing Details

Listing Office Nineteen 88 Real Estate

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