

# \$499,000 - 384 Panatella Boulevard Nw, Calgary

MLS® #A2204136

## \$499,000

3 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 0.04 Acres

Panorama Hills, Calgary, Alberta

Low condo fees!-Welcome to 384 Panatella BV this Townhouse sits on a Prime Location close to many Amenities-Schools, Shopping, Transportation and Playgrounds. Main floor features a large & bright family room with lovely fireplace and sliding door opening out to a balcony. Open concept kitchen offers beautiful cabinets, island and appliances. A master bedroom with two good size bedrooms and a full bath on the second floor. Professionally developed walkout basement. Enjoy your Summer BBQ on the Huge Deck coming out of the Living Room. Single attached garage for parking convenience. Captain Nichola Goddard School is just cross the street! Walking distance to elementary school. Easy to access to Stoney Trail, Deerfoot Trail, Beddington Trail, etc. Don't let this pass by!

Built in 2007

## Essential Information

MLS® #	A2204136
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.04



Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	384 Panatella Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0S7

### **Amenities**

Amenities	Clubhouse, Park, Playground, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	13
Zoning	DC (pre 1P2007)
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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