

765 Panatella Boulevard NW
Calgary, Alberta

MLS # A2227525



\$574,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,672 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in the heart of the highly sought-after Panorama Hills! This beautifully maintained property offers exceptional value with an attached garage and an unbeatable location just moments from schools, parks, playgrounds, and expansive green spaces. Inside, you'll find a well-designed layout featuring three spacious bedrooms upstairs, including a primary suite with a private ensuite and a generous walk-in closet. The main floor impresses with rich hardwood flooring, a cozy gas fireplace, and a stylish kitchen with modern cabinetry, plenty of counter space, and quality appliances—perfect for everyday living and entertaining. Step outside to enjoy the large backyard, ideal for relaxing on the deck, summer barbecues, or outdoor play. Whether you're looking for comfort, convenience, or a vibrant community, this home delivers on all fronts.