

1034 Panatella Boulevard NW
Calgary, Alberta

MLS # A2240235



\$509,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,104 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Built-In Garage Shelving, Built-In Basement Shelving, 2nd Bedroom Work Desk, Bed Frame in Primary Bedroom.

OPEN HOUSE SAT. JULY 26TH 1-4PM | NEW ROOF AND SIDING | NO CONDO FEE | SCHOOLS | GREEN-SPACE | TRANSIT | Welcome to your ideal starter home or investment opportunity in the heart of sought-after Panorama Hills! This beautifully maintained 3-bedroom, 1.5-bathroom half-duplex offers exceptional value with a double detached garage, an unfinished basement with potential to expand, and a beautifully landscaped yard perfect for relaxing or entertaining. Nestled just minutes from plazas, parks, and scenic green spaces, this home offers unmatched convenience. Whether you're commuting or heading out for a weekend adventure, Stoney Trail access is just around the corner. Families will love the short drive to nearby junior high, middle, and high schools, making school runs quick and easy. This is a rare chance to own a well-located property with room to grow in one of Calgary's most family-friendly communities!