

# \$765,000 - 15 Panatella Row Nw, Calgary

MLS® #A2204106

**\$765,000**

4 Bedroom, 4.00 Bathroom, 1,850 sqft  
Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE || SUNDAY APRIL 6th, 2025  
12:00pm - 4:00pm

Newly Priced for Immediate Consideration

Nestled in the heart of Panorama Hills, this stunningly updated home is the perfect blend of modern elegance and everyday comfort. Every detail has been thoughtfully upgraded, from brand-new appliances and fresh paint to new 60oz luxury carpet with premium underlay. The kitchen has been beautifully enhanced, offering a contemporary feel that is perfect for cooking and entertaining. Enjoy the warmth of new lighting throughout, creating an inviting ambiance in every room. The spacious primary suite provides a private retreat, while the bonus room upstairs offers the perfect space for relaxation or work. With four bedrooms and three and a half bathrooms, this home is designed to fit any lifestyle. The oversized corner lot boasts new landscaping, while the massive 25+ foot deep garage provides ample space for vehicles, storage, and more. The fully finished basement adds even more living space, and the home's layout makes it easy to add a side entrance if desired. Located just steps from Panatella Square Park and Playground, with quick access to Stoney Trail and all the conveniences of North West Calgary, this is a home that truly has it all. New window coverings on the main floor and a brand new roof complete the package—all that's left



is for you to move in and make it your own.  
See additional information by clicking on the  
brochure and virtual tour links.

Don't miss this incredible  
opportunity to visit the open house this  
weekend or book a private tour with your  
favourite agent today!

Built in 2012

### **Essential Information**

MLS® #	A2204106
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Panatella Row Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0S7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Range Hood, ENERGY STAR Qualified Appliances
Heating	Fireplace(s), Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot, Lawn, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Perimeter Wall

## Additional Information

Date Listed	March 20th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Engel & Völkers Calgary
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