

**68 Panatella Villas NW**  
**Calgary, Alberta**

**MLS # A2286938**



**\$399,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Welcome to 68 Panatella Villas NW in the desirable community of Panorama Hills. This beautiful move in ready townhome is perfect for first-time buyers, small families, or investors. The open-concept main floor features a bright living room with a cozy gas fireplace, a functional kitchen with ample counter space and cabinetry, and a convenient half bath. Patio doors lead to a private outdoor space, ideal for relaxing or entertaining. Upstairs offers a spacious primary bedroom with a walk-in closet, additional 2 bedrooms, and a full bathroom. The undeveloped basement provides excellent potential for future development. Recent updates include hot water tank(2023), FRESH PAINT throughout and NEW CARPETS. The well-managed condo complex has also completed major updates including a new roof, hardie board siding, new garage doors, and new windows. Prime location across from Captain Nichola Goddard Junior High School, steps to transit, parks, playgrounds, and minutes to the Gates of Panorama Shopping Centre. Quick access to Stoney Trail and Deerfoot Trail makes commuting easy.