

**117 Panatella Hill NW**  
**Calgary, Alberta**

**MLS # A2313559**



**\$415,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 539
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** none

Welcome to 117 Panatella Hill NW, a bright and well-maintained townhouse in the desirable community of Panorama Hills. This home offers a functional layout with large windows, granite countertops, comfortable living spaces, and two spacious primary bedrooms—an ideal setup for young families, roommates, downsizers, or investors. The finished walk-out basement adds valuable extra living space, perfect for a home office, gym, playroom, or family room. Enjoy the convenience of an attached garage and a prime location close to schools, parks, walking paths, pond, playground, shopping, restaurants, and public transit, with easy access to major routes including Stoney Trail. A great opportunity to own a comfortable and versatile home in one of NW Calgary's most established communities.