

# \$740,000 - 72 Panatella Manor Nw, Calgary

MLS® #A2230187

**\$740,000**

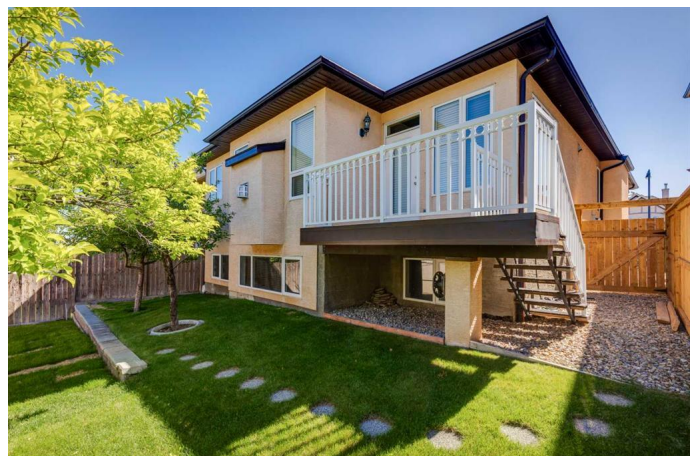
2 Bedroom, 2.00 Bathroom, 1,591 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to this meticulously maintained bi-level home tucked away on the quiet street of Panatella Manor. Inside a 1,591 sq.ft. main with all-tile flooring sets a classic low-maintenance tone throughout the main living spaces. The kitchen is thoughtfully designed with Samsung appliances, granite countertops, and abundant storage to keep everything organized and within reach. Additionally the main floor features two bedrooms, two full baths, and a spacious living room. An undeveloped basement with large windows invites endless possibilities to tailor additional living space to your needs and vision. Step outside to a beautifully landscaped backyard, ideal for entertaining or peaceful evenings under the open sky. The home's exterior features a grade-level entrance finished with elegant tile, stone accents, and decorative railings, with a new roof coming soon enhancing its impressive curb appeal. Practical features include a water softener and underground sprinklers for added convenience. Residents of Panorama Hills enjoy exclusive access to the community centre and its private 6-acre park, complete with a water spray park, sport courts, basketball courts, playgrounds, picnic spaces, and more - a vibrant setting for active living and connection. An exceptional opportunity in one of Calgary's most sought-after neighborhoods.

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230187    |
| Price          | \$740,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,591       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 72 Panatella Manor Nw |
| Subdivision | Panorama Hills        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 0A7               |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Playground, Recreation Facilities |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached            |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks                                   |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Private Yard             |
| Lot Description   | Back Lane, Underground Sprinklers |
| Roof              | Asphalt Shingle                   |
| Construction      | See Remarks, Stone, Wood Frame    |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 69             |
| Zoning         | R-G            |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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