

# \$699,900 - 52 Panatella Gate Nw, Calgary

MLS® #A2210097

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,770 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Watch your kids walk to North Trail High School! Discover the perfect blend of comfort and convenience in this Two Storey home with 3 + 1 bedrooms and 3.5 baths. Refinished Maple hardwood flooring (2024) and newer carpet (2021) add a fresh and modern touch throughout the home, while central air ensures year-round comfort. With over 2380 sq ft total developed space, there's plenty of room for everyday living and growing families.

The Main Level features a welcoming Living Room with a gas fireplace. The Kitchen is thoughtfully designed with granite countertops, a stylish backsplash, and a central island with a raised eating bar. It also includes a Pantry and a bonus counter nook—ideal for a coffee station or extra prep space. The adjacent Dining Room is bathed in natural light and opens directly onto the Deck and Backyard. A convenient Half Bath completes this level.

Upstairs offers an open Bonus Room with vaulted ceilings reaching 10 feet, perfect for relaxing or working from home. The Primary Bedroom also features a vaulted ceiling reach up to 10 feet, along with a Walk-In Closet and a private 4-piece Ensuite with granite countertop and a Soaking Tub. Two additional good sized Bedrooms provide flexibility for family or guests, complemented by a full Bath with granite counter, which conveniently includes the Laundry room.



The Basement is fully finished with a large Game Room that can be used as a recreation space or media room. A spacious fourth Bedroom with a Walk-In Closet and a full Bath complete this level, offering privacy and comfort for guests or older children.

A double attached insulated Garage provides secure parking. The Backyard is fully fenced and landscaped, featuring both a patio area and a deck, perfect for summer barbecues and family enjoyment. New siding and shingles (2024) add curb appeal and peace of mind.

Ideally located near walking paths, shopping, and transit access. Close to Coventry Hills Centre, Vivo, and offers easy access to Stoney Trail.

Built in 2005

**Essential Information**

MLS® #	A2210097
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,770
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	52 Panatella Gate Nw
Subdivision	Panorama Hills
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 6C7

### **Amenities**

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

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	67
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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