# \$704,900 - 72 Panatella Manor Nw, Calgary

MLS® #A2230187

## \$704,900

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 guiet 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 (professionally repaired) 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.







#### **Essential Information**

MLS® # A2230187 Price \$704,900

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 Closet Organizers, High Ceilings, Kitchen Island, Pantry, Central

Vacuum, Granite Counters, See Remarks

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer,

Window Coverings, Gas Range, Humidifier, Range Hood, Water

Softener

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Wood Frame, See Remarks

Foundation Poured Concrete

## **Additional Information**

Date Listed July 7th, 2025

Days on Market 116
Zoning R-G
HOA Fees 263
HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

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