

\$849,900 - 218 Panatella Boulevard Nw, Calgary

MLS® #A2240147

\$849,900

6 Bedroom, 4.00 Bathroom, 2,218 sqft
Residential on 0.10 Acres

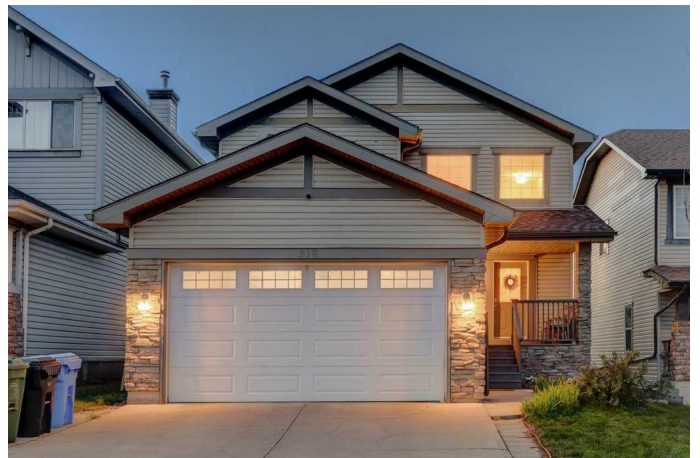
Panorama Hills, Calgary, Alberta

>>>>OPEN HOUSE SATURDAY/SUNDAY
2:00PM - 4:00PM<<<<

Welcome to 218 Panatella Boulevard NW â€“ where space, style, and location come together in perfect harmony! This beautifully maintained two-storey home with a fully finished walkout basement (illegal suite) offers a rare opportunity to â€œLive Up, Rent Downâ€• in one of Calgaryâ€™s most sought-after communities â€” Panorama Hills.

Situated in a prime location just steps from schools, Superstore, VIVO Rec Centre, North Pointe Transit Hub, and walking trails, this home is ideal for families and savvy investors alike. The walkout basement suite is recently renovated with upgraded flooring, a stylish modern bathroom, and a private entrance, making it move-in ready for rental income or multigenerational living.

Inside, the main floor welcomes you with a grand, light-filled foyer, an elegant chandelier, and high ceilings that enhance the homeâ€™s spacious feel. The open-concept layout flows effortlessly through the modern kitchen, featuring glossy cabinets, quartz countertops, and a functional island â€” perfect for entertaining or everyday living. Main Floor Includes both spacious Family Room & separate Living Room/Office for comfort and productivity. Durable, low-maintenance ceramic tile flooring, baseboards, and stairs ensure long-term comfort and style.



Upstairs, youâ€™ll find four generously sized bedrooms, offering ample room for growing families. The oversized vinyl deck off the dining area provides a seamless extension to your living space â€“ a wonderful spot to unwind while taking in peaceful views of estate homes, a tranquil pond, and surrounding pathways. The fenced backyard also includes a new contemporary shed for extra storage.

Major upgrades have already been completed for your peace of mind, including a brand-new roof, gutters, water tank, and appliances. Simply move in and enjoy!

Whether you're looking to live comfortably with room to grow or generate steady rental income from the walkout suite, 218 Panatella Blvd NW checks every box â€“ with scenic views, exceptional walkability, transit at your doorstep, and a ready-to-rent basement. A home that truly offers flexibility, functionality, and financial potential â€“ book your showing today!

Built in 2004

Essential Information

MLS® #	A2240147
Price	\$849,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,218
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 218 Panatella Boulevard Nw
Subdivision Panorama Hills
City Calgary
County Calgary
Province Alberta
Postal Code T3K 6B6

Amenities

Parking Spaces 4
Parking Double Garage Attached, Ins
of Garages 2

Interior

Interior Features High Ceilings, No Animal Hor
Appliances Dishwasher, Dryer, Electric
Microwave Hood Fan, Refrige
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Landscaped, Rectangular Lot, See Remarks, Treed, Views
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025
Zoning R-G

Listing Details

Listing Office CIR Realty



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