

# \$424,900 - 85 Panatella Villas Nw, Calgary

MLS® #A2258741

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,115 sqft

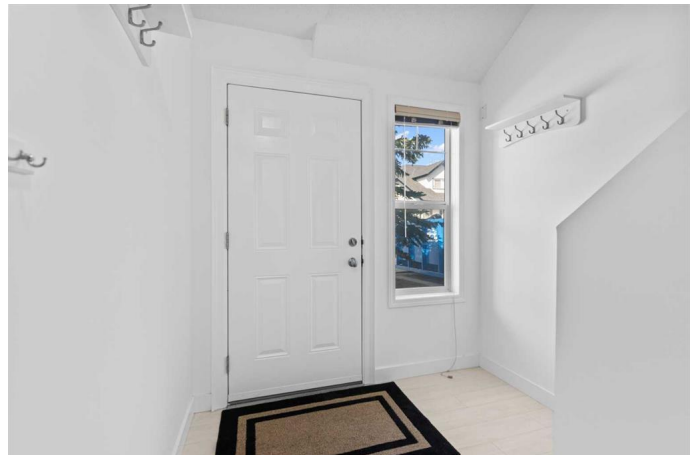
Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE SATURDAY, OCT. 11TH FROM 1:00 TO 3:00. LOOK FORWARD TO SEEING YOU THERE. Welcome to Panorama Hills! This spacious 2-bedroom, 2.5-bath condo villa offers the perfect combination of comfort, convenience, and lifestyle. Available for immediate possession, this home is move-in ready and waiting for its next owner. This Condo Complex is well run and has strong Financial Statements. The main level features a bright, open-concept design that seamlessly connects the living room, dining area, and kitchen—perfect for everyday living and entertaining. The kitchen offers ample counter space and cabinetry, while large windows fill the space with natural light.

Upstairs, you™ll find two generously sized bedrooms, each with its own full bath, providing privacy and flexibility for family members, guests, or even a roommate arrangement. A convenient half bath on the main floor adds extra functionality. The unfinished basement with washer & dryer presents endless opportunities, whether you envision a home gym, office, rec room, or additional storage. An attached garage provides secure parking and extra space for seasonal items. Recent exterior upgrades are a new roof, new hardieboard siding, and a new garage door.

Set in the sought-after community of Panorama Hills, this home is steps from schools, parks, and green space, making it



ideal for families or anyone who enjoys an active lifestyle. Residents also enjoy quick access to shopping, dining, recreation, and major roadways for an easy commute. Don't miss this opportunity to own a charming condo villa in one of Calgary's most desirable communities—ready for you to move in and make it your own today!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258741      |
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,115         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 85 Panatella Villas Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0G6                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Visitor Parking            |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Uncovered Courtyard          |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 20                   |
| Zoning         | DC(pre 1P2007)       |
| HOA Fees       | 213                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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