

# \$650,000 - 31 Panatella Drive Nw, Calgary

MLS® #A2254386

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,455 sqft  
Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

**NEW PRICE-** Welcome to this bright, well-maintained home in the family-friendly community of Panorama Hills, offering over 2,147 sq. ft. of developed living space with 4 bedrooms and 3 full bathrooms—perfect for a growing family!

The front living and dining room features soaring vaulted ceilings, huge windows, and gleaming hardwood floors, creating a warm and inviting space for entertaining. The open kitchen offers a corner pantry, eating bar, and easy access to the backyard.

Upstairs, the spacious primary bedroom includes a walk-in closet and a 4-piece ensuite. Two more large bedrooms and another full 4-piece bath complete the upper level. The lower level includes a cozy family room with a gas fireplace, a fourth bedroom, a laundry room, and a third 4-piece bathroom. The basement provides a den and tons of storage. Outside, enjoy a sunny west-facing low-maintenance backyard with mature trees for privacy. This home also features a convenient double attached garage. This home has been well cared for and offers updates like new laminate flooring, fresh paint, a new roof and more.

Located close to Vivo Rec Centre, schools, shopping, theatres, parks, and walking paths. The annual HOA fee includes access to Panorama's™ fantastic splash park, event centre, multi-sport courts, and more—perfect for families.

Don't miss out—book your showing or



check out the 3D tour today!

Built in 2004

### **Essential Information**

MLS® #	A2254386
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	31 Panatella Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6C2

### **Amenities**

Amenities	Clubhouse, Fitness Center, Other, Park, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	60
Zoning	R-G
HOA Fees	253
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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