

# \$419,900 - 119 Panatella Hill Nw, Calgary

MLS® #A2268117

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

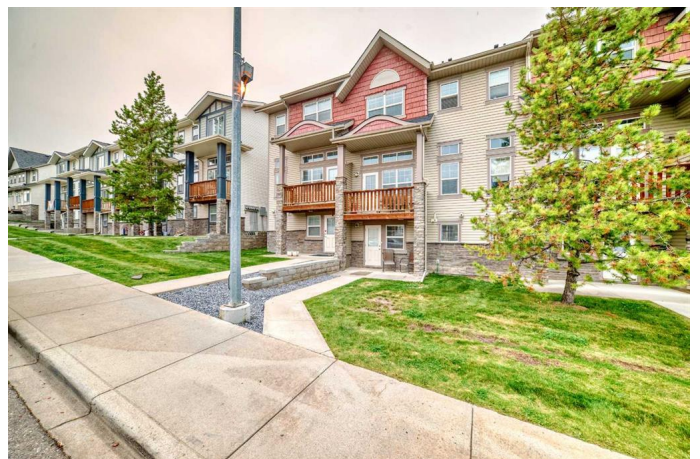
Welcome to this stunning townhouse in the highly sought-after NW community of Panorama Hills! This home offers a perfect blend of style, comfort, and convenience, making it a must-see.

Step inside and be greeted by the dramatic high ceilings and an abundance of natural light in the main living room, which also provides access to one of two private balconies. The newly updated kitchen features brand-new vinyl plank flooring, elegant granite countertops, and a dining area that leads to a second balcony—the perfect spot for your BBQ. A convenient half-bath and laundry room are also located on this level.

The upper floors are designed for privacy and comfort. The third level is dedicated to the spacious primary bedroom, complete with a 4-piece ensuite and a generous walk-in closet. Just a few steps up, you'll find two additional bedrooms and another full 4-piece bathroom, ideal for family or guests.

The home has been freshly painted throughout, giving it a crisp, modern feel. The walkout basement is ready for your creative touch and offers incredible potential for future development. Unique to this unit, the walkout backs onto the street, providing plenty of extra parking for both residents and visitors.

Located in a well-managed complex, this



home is just steps away from a tranquil pond and scenic walking paths. You're also a short walk from the Save-On-Foods complex, which offers a variety of great restaurants, shops, and banks. Commuting is a breeze with quick access to 14th Street and Stoney Trail. The home is also perfectly situated between Buffalo Rubbing Stone School and Captain Nichola Goddard School.

This beautiful home won't last long. Contact your favorite real estate agent to book a showing today!

Built in 2009

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2268117      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,343         |
| Acres          | 0.03          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 119 Panatella Hill Nw |
| Subdivision | Panorama Hills        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 0S7               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Pantry                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full                                                                                         |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | DC (pre 1P2007)    |
| HOA Fees       | 200                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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