

# \$740,000 - 72 Panatella Manor Nw, Calgary

MLS® #A2230187

**\$740,000**

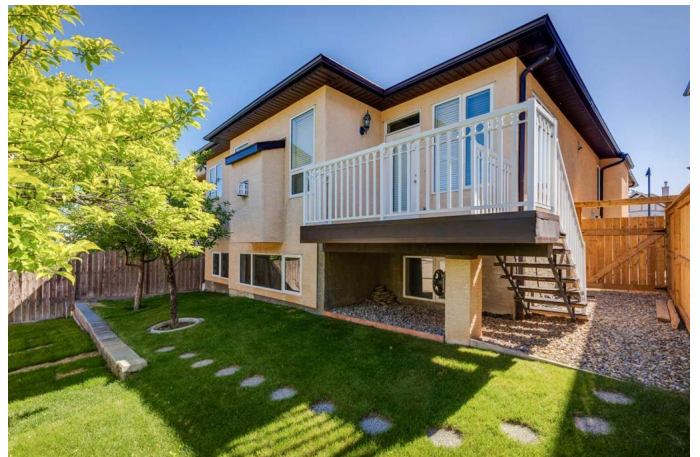
2 Bedroom, 2.00 Bathroom, 1,591 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to this meticulously maintained bi-level home tucked away on the quiet 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 coming soon 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.

Built in 2006



## Essential Information

MLS® #	A2230187
Price	\$740,000
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	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Unfinished

## 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	54
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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