

# \$700,000 - 31 Panatella Drive Nw, Calgary

MLS® #A2234680

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

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® #	A2234680
Price	\$700,000
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	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 26th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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