

\$539,900 - 822 Panatella Boulevard Nw, Calgary

MLS® #A2259736

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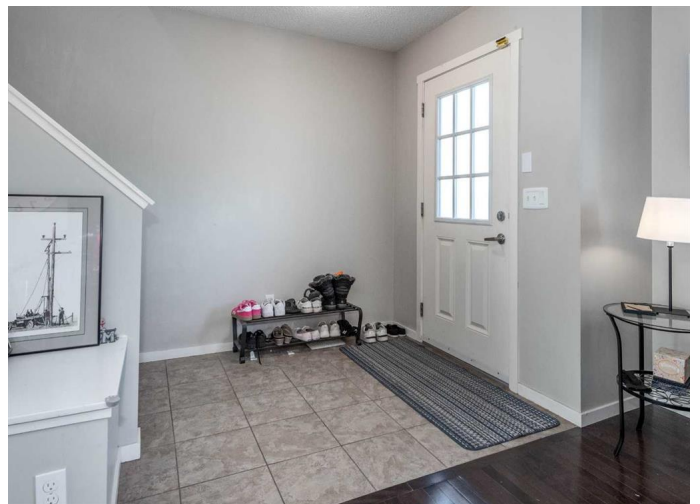
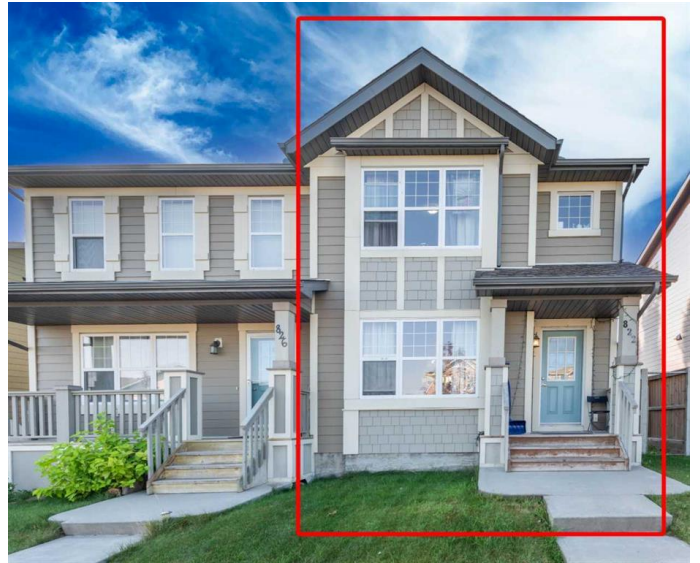
2 Bedroom, 3.00 Bathroom, 1,185 sqft
Residential on 0.02 Acres

Panorama Hills, Calgary, Alberta

Welcome to 822 Panatella BLV, a beautifully maintained two-story home that perfectly combines modern living with exceptional value. This residence is an ideal choice for professionals, growing families, or savvy investors, featuring a unique double master bedroom layout and the rare advantage of NO CONDO FEES. Step inside to discover an open-concept main floor bathed in natural light, showcasing rich hardwood floors and a functional layout. The spacious living room flows seamlessly into a well-appointed kitchen, complete with ample storage, a central island, and a bright dining area that overlooks the private, south-facing backyard—perfect for morning coffee and summer entertaining. This main floor is completed by a convenient 2-piece bathroom and direct access to the double garage. Upstairs, you will find two generously sized bedrooms, each featuring a spacious walk-in closet and its own full ensuite bathroom, offering unparalleled privacy and convenience. The undeveloped basement presents a fantastic opportunity to add significant value, with the potential to create a third bedroom, a third bathroom, and a dedicated entertainment area tailored to your needs. Come live in this Ultimate Convenience:

Walking distance to Save-On-Foods, Rexall, medical clinics, and Tim Hortons.

Direct access to splash parks, tennis courts, and playgrounds. Close to elementary, junior high, and high schools.



Quick access to Stoney Trail for seamless trips to the mountains or downtown.

This home is a rare find, offering a perfect blend of space, location, and potential.

Whether you're taking your first step onto the property ladder, seeking a smart investment, or looking to downsize without compromise, this property is an absolute must-see!

Built in 2008

Essential Information

MLS® #	A2259736
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	822 Panatella Boulevard Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0N7

Amenities

Amenities	Park, Playground
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Off Street

of Garages 2

Interior

Interior Features Breakfast Bar, No Animal Home, Open Floorplan
Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Fire Pit, Private Yard
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025
Days on Market 12
Zoning R-2
HOA Fees 263
HOA Fees Freq. ANN

Listing Details

Listing Office Stonemere Real Estate Solutions

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