

# \$585,000 - 809 Panatella Boulevard Nw, Calgary

MLS® #A2210869

**\$585,000**

3 Bedroom, 4.00 Bathroom, 1,516 sqft  
Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

Located in PANORAMA HILLS, this DUPLEX WITH NO CONDO FEES offers over 2,200 SQUARE FEET OF FULLY FINISHED LIVING SPACE has a warm, welcoming vibe throughout. The HIGH CEILINGS IN THE FRONT FOYER create an inviting first impression, leading into an OPEN CONCEPT MAIN FLOOR bathed in an abundance of NATURAL LIGHT. The kitchen features STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, ISLAND WITH BREAKFAST BAR, and PLENTY OF CABINET SPACE. A FIREPLACE WITH MANTLE anchors the living room, while the LARGE BACK DECK and FENCED BACKYARD invite easy outdoor living. Upstairs youâ€™ll find THREE BEDROOMS, including a primary suite with a WALK-IN CLOSET and ENSUITE BATHROOM, plus another FULL BATHROOM. The FULLY FINISHED BASEMENT adds nearly 700 SQUARE FEET of extra living space, complete with another FULL BATHROOM. Additional highlights include HARDWOOD FLOORS, SINGLE ATTACHED GARAGE WITH STORAGE, and a FRESHLY REPLACED EXTERIOR including NEW SIDING AND ROOFING. Just 150M FROM PANORA SQUARE PLAYGROUND and CLOSE TO SHOPPING AND SCHOOLS, this is a WELL-LOVED HOME READY FOR YOU!

Built in 2009



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2210869               |
| Price          | \$585,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,516                  |
| Acres          | 0.07                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 809 Panatella Boulevard Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0N7                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |

|                   |                          |
|-------------------|--------------------------|
| Basement          | Finished, Full           |
| <b>Exterior</b>   |                          |
| Exterior Features | Other                    |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 8                |
| Zoning         | R-G              |
| HOA Fees       | 260              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.