

**225 panatella Square NW**  
**Calgary, Alberta**

**MLS # A2233986**



**\$555,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                  |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.                    | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Parking Pad       |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                   |
| <b>Lot Feat:</b> | Corner Lot                      |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks             |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Open House: July 12 @1-3pm!

Charming South-Facing Corner Lot Home Overlooking Green Space & Investor's Dream! Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite bathroom. Each of the three bedrooms is generously sized and filled with natural light, creating a warm and inviting atmosphere. The convenient second-floor laundry room adds an extra level of comfort and functionality to daily living. The unfinished basement provides an excellent opportunity for value-added renovation, with great potential to be legally converted into a secondary rental unit for additional income. A private backyard with two parking spaces adds to the convenience and appeal. Currently tenanted at \$2,000/month with reliable renters, this property is the perfect turn-key investment opportunity. Don't miss out on this rare combination of location, layout, and income potential!