

**180 Panatella Way NW**  
**Calgary, Alberta**

**MLS # A2250983**



**\$549,900**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                             |               |                   |
| <b>Type:</b>     | Residential/Duplex                         |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side            |               |                   |
| <b>Size:</b>     | 1,336 sq.ft.                               | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Garage Faces Front, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot                             |               |                   |

|                    |                                                                        |                   |     |
|--------------------|------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks |                   |     |

**Inclusions:** none

Location, Location, Location! Welcome to this beautifully maintained semi-detached 2-storey home with an attached front garage in the highly desirable community of Panorama Hills! This prime location offers quick access to Stoney Trail and is within walking distance to all levels of schools, including the newly built high school. As you enter, The main floor boasts a bright, open-concept layout with a spacious living room, dining area, and a modern kitchen complete with granite countertops, a peninsula island, pantry, stylish cabinetry, stainless steel appliances, and a hood fan. Upstairs features 3 generous bedrooms, including a primary suite with a large window overlooking the backyard and a tiled ensuite shower, plus a 4-piece main bathroom and a convenient laundry room with stacked washer/dryer and storage. The fully finished basement adds even more value with a 4th bedroom, 4-piece bathroom, and a versatile rec room perfect for family entertainment. Located Just minutes away, you'll find a major shopping centre featuring grocery stores, banks, restaurants, a movie theatre, and the popular VIVO recreation centre. The area is well-connected by public transit with a nearby bus terminal. Residents will also enjoy exclusive access to the newly renovated Panorama Hills Homeowners Association, set to reopen soon with a community hall, kitchen, and more! This is the ideal family home in a thriving, amenity-rich community—book your showing today!