

# \$574,900 - 765 Panatella Boulevard Nw, Calgary

MLS® #A2227525

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.09 Acres

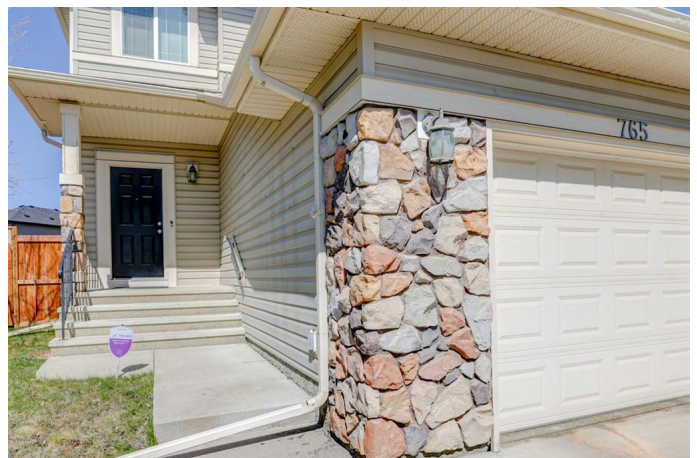
Panorama Hills, Calgary, Alberta

Welcome to your new home in the heart of the highly sought-after Panorama Hills! This beautifully maintained property offers exceptional value with an attached garage and an unbeatable location just moments from schools, parks, playgrounds, and expansive green spaces. Inside, you'll find a well-designed layout featuring three spacious bedrooms upstairs, including a primary suite with a private ensuite and a generous walk-in closet. The main floor impresses with rich hardwood flooring, a cozy gas fireplace, and a stylish kitchen with modern cabinetry, plenty of counter space, and quality appliances—perfect for everyday living and entertaining. Step outside to enjoy the large backyard, ideal for relaxing on the deck, summer barbecues, or outdoor play. Whether you're looking for comfort, convenience, or a vibrant community, this home delivers on all fronts.

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227525  |
| Price          | \$574,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,672     |



|            |                        |
|------------|------------------------|
| Acres      | 0.09                   |
| Year Built | 2009                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 765 Panatella Boulevard Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0N5                    |

### Amenities

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

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings      |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | None                                                                                                                              |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                  |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 27             |
| Zoning         | R-G            |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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.