

# \$769,900 - 75 Panatella Common Nw, Calgary

MLS® #A2216961

## \$769,900

5 Bedroom, 4.00 Bathroom, 2,241 sqft  
Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

"" OPEN HOUSE: MONDAY, MAY 19, 2:00 - 4:00 PM"". Excellent family home with a total of 5 bedrooms, 3 living areas on 3 levels, open main floor plan with spacious great room (fireplace), full size kitchen with island and granite countertops, spacious dining area overlooking a pristine private backyard (well treed). Upper level bonus room, laundry room and 3 large bedrooms, two full bathrooms, developed lower level with two more bedrooms, a full bath and partly finished family room. Nice upgrades including roof and siding in 2024 (Hail damage insured), main floor vinyl plank flooring, interior repainted on main floor. Move in ready, very quick possession available

Built in 2009

### Essential Information

MLS® #	A2216961
Price	\$769,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,241
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	75 Panatella Common Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0T8

### Amenities

Amenities	Clubhouse, Park, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
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Days on Market	10
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN
<b>Listing Details</b>	
Listing Office	Royal LePage Solutions



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