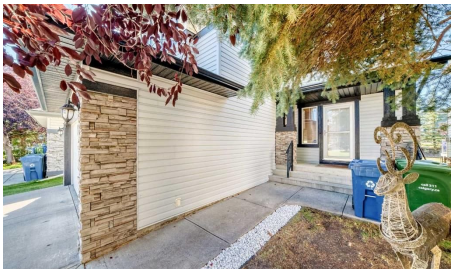
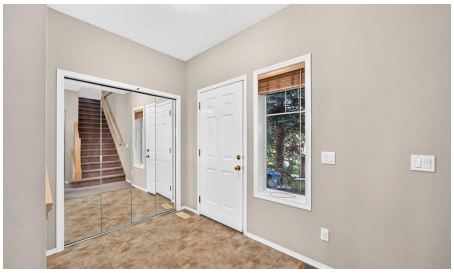
275 Panatella Circle NW

Calgary | Active | MLS® A2346410

$739,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2003**	**2,305.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

*** 275 Panatella Cir NW *** An incredible opportunity to own in the heart of Panorama Hills ! This spacious , beautifully designed home offers total convenience with quick access to Stoney Trail and Harvest Hills Boulevard . You are just steps from the #301 MAX Green transit route , major shopping including Superstore , Winners and Staples , also the local VIVO Recreation Centre. . Step into a bright , welcoming foyer that leads into a versatile main-floor den-perfect for a home office or formal dining area . The open-concept main floor features a large living room anchored by a cozy corner fireplace, seamlessly flowing into a classic kitchen with stainless steel appliances and a bright breakfast nook . Upstairs you will find the primary suite is a true escape, showcasing a 5pc ensuite with deep soaker tub , separate shower, dual sinks and a walk-in closet with custom built-ins . Two additional bedrooms , a spacious bonus room and a full 4pc bathroom complete the upper level . The fully finished basement significantly expands your living space with a massive recreation/ family room and a dedicated games area , a private 4th bedroom , a stylish 3-piece bathroom and ample storage space . Step outside to enjoy long summer evenings in your expensive , sunny West-facing backyard , featuring direct access to the neighborhood greenbelt, walking pathways, and playground right behind your home.. Recently upgraded new roof 2025 and siding 2026 . 2300SQ , fully finished basement , backing on green belt , Move-in ready with premium outdoor living-schedule your private showing with your favorite Realtor today !

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346410
Bedrooms	4
Bathrooms	4
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,305.8 sq. ft.
Main Level Finished Area:	1,047.7 sq. ft.
Upper Level Finished Area:	1,258.1 sq. ft.
Below Grade Finished Area:	824.9 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,424 sq. ft.
Lot Frontage:	36'11"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0311405
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$265.00
City Quadrant:	Northwest
Community:	Panorama Hills
Amenities:	Clubhouse
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 15'6" × 15'1" ·
Main Floor	Kitchen · 21'5" × 13'4" ·
Main Floor	Dining Room · 15'5" × 9'8" ·
Main Floor	Entrance · 9'11" × 5'11" ·
Main Floor	Mud Room · 7'11" × 4'3" ·
Main Floor	Laundry · 7'10" × 5'8" ·
Upper Level	Bedroom - Primary · 18' × 14' ·

Upper Level	Walk-In Closet · 11'8" × 4'4" ·
Upper Level	Bedroom · 12'8" × 10'2" ·
Upper Level	Bedroom · 12'8" × 9'11" ·
Upper Level	Bonus Room · 16'11" × 14'9" ·
Basement	Game Room · 18'9" × 14'9" ·
Basement	Bedroom · 12'8" × 10'10" ·
Basement	Family Room · 15'6" × 12'9" ·
Basement	Furnace/Utility Room · 15'9" × 7'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows
Exterior Features:	Lighting, Playground
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/275-panatella-circle-nw-calgary-a2346410/

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