55 Panatella Road NW

Calgary | Active | MLS® A2342911

$374,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2010**	**1,286.54 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

$5K PRICE IMPROVEMENT!!Welcome to this beautifully maintained townhouse offering OVER 1,400 SQ FT OF DEVELOPED LIVING SPACE in a PET-FRIENDLY COMPLEX backing onto a peaceful GREEN SPACE with lovely views for UNDER $380K! Featuring two spacious primary bedrooms, each complete with its own private ensuite bathroom and walk-in closet, this home offers an ideal layout for families, roommates, or professionals seeking privacy and comfort.

The bright and open main level showcases impressive 12-FOOT CEILINGS IN THE LIVING ROOM, creating an airy and inviting atmosphere. The stylish kitchen is finished with granite countertops, stainless steel appliances, and ample cabinet space, while granite counters continue throughout the bathrooms for a cohesive upscale feel. Step outside to the balcony and enjoy the tranquil views overlooking the green space.

Upstairs, you'll find a versatile BONUS ROOM perfect for a home office, media area, or reading nook. The FULLY FINISHED WALKOUT BASEMENT provides additional living space and direct access to the outdoors, making it ideal for entertaining, relaxing, or accommodating guests.

Additional highlights include a single attached garage with driveway parking, replaced garage door, and major exterior updates including new siding and roof shingles in 2025 for added peace of mind. It's located within a WELL MANAGED CONDO ASSOCIATION THAT RECENTLY REPLACED THE ROOF SHINGLES & REDUCED THE CONDO FEES!

Perfectly situated across the street from a playground and pond, and just a short walk to Buffalo Rubbing Stone School (K-5), this fantastic location also offers quick and convenient access to Stoney Trail for an easy commute anywhere in the city. An exceptional opportunity to own a move-in ready home in a highly desirable location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342911
Bedrooms	2
Bathrooms	3
Year Built	2010
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,286.54 sq. ft.
Main Level Finished Area:	573.96 sq. ft.
Upper Level Finished Area:	594.17 sq. ft.
Below Grade Finished Area:	251.71 sq. ft.
Condo Fee:	$489.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	1,162 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	West
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1013144

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Milano
Community:	Panorama Hills
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Garage Remote, Mailbox Key
Restrictions:	None Known

Pets Allowed:	Yes
Main Floor	Kitchen · 11'2" × 10'4" ·
Main Floor	Dining Room · 9' × 7'4" ·
Main Floor	Laundry · 5'4" × 3'5" ·
Upper Level	Bonus Room · 10'7" × 8'2" ·
Upper Level	Bedroom - Primary · 11'1" × 10'10" ·
Upper Level	Bedroom · 10'7" × 9'7" ·
Lower Level	Foyer · 10'2" × 6'4" ·
Basement	Family Room · 12'1" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	High Ceilings, Pantry, Walk-In Closet(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/55-panatella-road-nw-calgary-a2342911/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.