

# \$509,000 - 1034 Panatella Boulevard Nw, Calgary

MLS® #A2240235

**\$509,000**

3 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.07 Acres

Panorama Hills, Calgary, Alberta

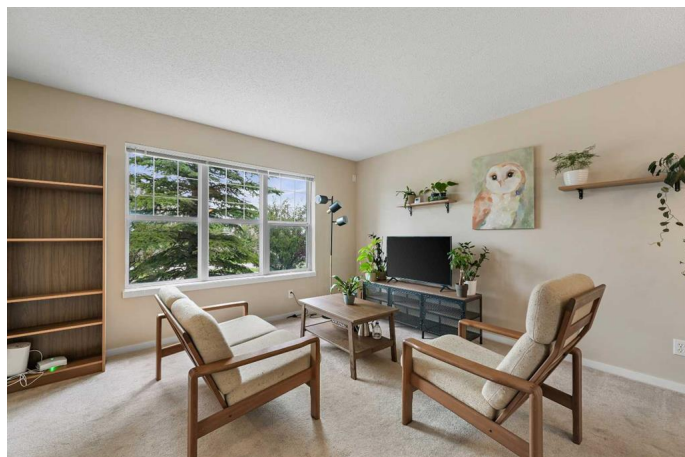
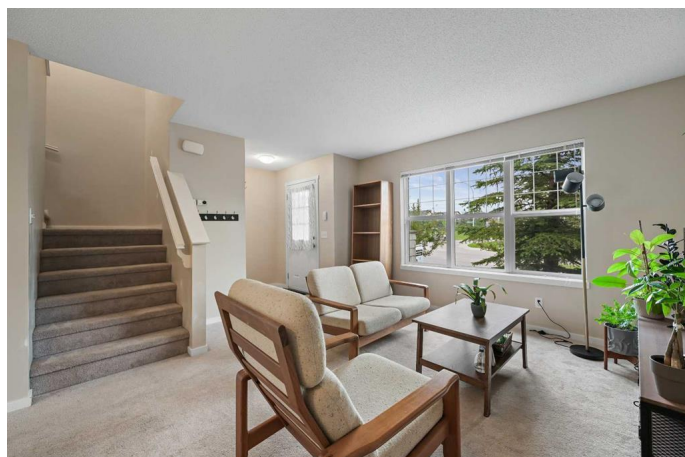
OPEN HOUSE SAT. JULY 26TH 1-4PM |  
NEW ROOF AND SIDING | NO CONDO FEE |  
SCHOOLS | GREEN-SPACE | TRANSIT |

Welcome to your ideal starter home or investment opportunity in the heart of sought-after Panorama Hills! This beautifully maintained 3-bedroom, 1.5-bathroom half-duplex offers exceptional value with a double detached garage, an unfinished basement with potential to expand, and a beautifully landscaped yard perfect for relaxing or entertaining. Nestled just minutes from plazas, parks, and scenic green spaces, this home offers unmatched convenience. Whether you're commuting or heading out for a weekend adventure, Stoney Trail access is just around the corner. Families will love the short drive to nearby junior high, middle, and high schools, making school runs quick and easy. This is a rare chance to own a well-located property with room to grow in one of Calgary's most family-friendly communities!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2240235  |
| Price      | \$509,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,104                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1034 Panatella Boulevard Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 0L1                     |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Playground, Park                                                                       |
| Parking Spaces | 2                                                                                      |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Siding                               |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                19  
Zoning                              R-G  
HOA Fees                         250  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    eXp Realty

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