

# \$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: SATURDAY, MAY 10, 1:00 - 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

Days on Market 4  
Zoning R-G  
HOA Fees 263  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Royal LePage Solutions



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.