



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 PANATELLA Park, Calgary T3K6L5**

MLS®#: **A2197658**

Area: **Panorama Hills**

Listing Date: **02/27/25**

List Price: **\$399,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,277**  
Low Sqft:  
Ttl Sqft: **1,277**

DOM

**1**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding,Veneer,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:  
**\$361**

Title: **Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **0512905**

Remarks

Pub Rmks: **Welcome to your dream home at 51 Panatella Park NW, Calgary! This stunning, modern townhouse offers the perfect blend of style, comfort, and convenience. Step inside to discover ALL-NEW VINYL FLOORING AND PAINT throughout the main and upper levels, providing a sleek and contemporary feel. The spacious main floor is ideal for entertaining or relaxing, with plenty of natural light streaming in. Upstairs, you'll find TWO GENEROUSLY SIZED MASTER SUITES, each boasting its own private ensuite bathroom—a rare and luxurious feature perfect for privacy or multi-generational living. Head downstairs to the FULLY FINISHED BASEMENT, complete with a cozy bedroom, a full bathroom, and your very own sauna! Outside, enjoy the convenience of TWO FRONT TITLED PARKING STALLS ensuring you'll always have a spot waiting for you. Located in the vibrant and family-friendly community of Panorama Hills, this home is close to parks, schools, shopping, and major roadways. Don't miss your chance to own this beautifully updated gem—schedule your viewing today! Best of all, this unit permits SHORT TERM RENTALS/AIRBNB, making it an incredible opportunity for savvy investors or those looking to offset their mortgage (in accordance with the rules and policies established by the Board).**

Inclusions: **2 gas BBQ (as-is)**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



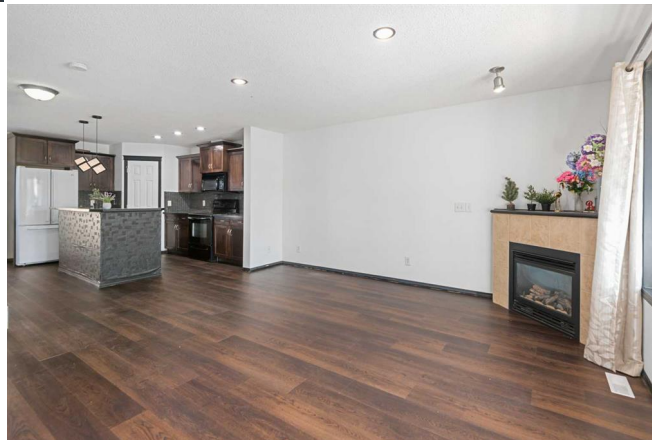
Client: Tri Nhan Le - EXP Realty  
Address: 51 Panatella Park NW, Calgary  
Level: Basement



Client: Tri Nhan Le - EXP Realty  
Address: 51 Panatella Park NW, Calgary  
Level: Main



Client: Tri Nhan Le - EXP Realty  
Address: 51 Panatella Park NW, Calgary  
Level: Second







### NEARBY SERVICES

#### TRANSIT

Nearest bus stop:  
**S8 Harvest Hills BV @ Panatella GA NW**  
 0.4 km • 2 mins

Nearest LRT station:  
**S8 Martindale Station**  
 15.3 km • 20 mins

#### SCHOOLS

Public Separate Private

Nearest elementary school:  
**Buffalo Rubbing Stone School**  
 1508 Panatella Blvd NE Calgary  
 2.3 km • 6 mins

Nearest junior high school:  
**Alcove Creek School**  
 135 Covepark Square NE Calgary  
 1.6 km • 5 mins

Nearest high school:  
**North Trail High School**  
 2200 Harvest Hills Blvd NE Calgary  
 0.5 km • 2 mins

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#### CITY CENTRE

Nearest metropolis:  
**Calgary**  
 42.2 km • 22 mins

#### HOSPITAL

Nearest hospital:  
**Medicare Walk-in Clinic Country Hills**  
 10 Country Hills Landing NW #102, Calgary  
 3.8 km • 9 mins

#### POLICE

Nearest police station:  
**Calgary Police Service District 7 - Country Hills**  
 1185 Country Village Link NE, Calgary  
 1.3 km • 4 mins

#### FIRE STATION

Nearest fire station:  
**Country Hills Fire Station No. 31**  
 1185 Country Village Link NE, Calgary  
 1.4 km • 4 mins

### NEARBY AMENITIES

#### GROCERY STORES

Nearest grocery stores:  
**Real Canadian Superstore Country Village Road** ★ 4  
 100 Country Village Rd NE Unit 25, Calgary  
 1.6 km • 6 mins

**Save-On-Foods** ★ 4.1  
 225 Panatella Hill NW, Calgary  
 2.2 km • 6 mins

**Sobeys - Country Hills** ★ 4.1  
 101 Country Hills Blvd NE #200, Calgary  
 2.8 km • 8 mins

#### CAFES

Nearest cafes:  
**Love at First Scoop & Coffee** ★ 4.8  
 11 Carrington Pl #101, Calgary  
 4.3 km • 7 mins

**Gourmet Coffee Place** ★ 4.5  
 7674 8 St NE, Calgary  
 15.6 km • 15 mins

**Daville Coffee** ★ 4.7  
 2002 Airport Rd NE, Calgary  
 9.6 km • 15 mins

#### RESTAURANTS

Nearest restaurants:  
**Viet Spice Deli** ★ 4.6  
 16 Panatella Blvd NW, Calgary  
 0.7 km • 3 mins

**Thai Express Restaurant Calgary** ★ 3.7  
 104 Country Village Rd NE, Calgary  
 1.5 km • 5 mins

**Via Cibo** ★ 4.4  
 104 Country Village Rd NE #101, Calgary  
 1.6 km • 5 mins

#### PARKS

Nearest parks:  
**Country Hills Park** ★ 4.8  
 Calgary  
 3.5 km • 8 mins

**Corningsby Park** ★ 5  
 Coringsby Manor NW, Calgary  
 4.5 km • 7 mins

**Harvest Hills Park** ★ 4.5  
 169 Harvest Oak Rise NE, Calgary  
 4.2 km • 8 mins