

# \$824,900 - 218 Panatella Boulevard Nw, Calgary

MLS® #A2240147

**\$824,900**

6 Bedroom, 4.00 Bathroom, 2,218 sqft  
Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

>>>> \$25,000 PRICE REDUCTION <<<<

Welcome to 218 Panatella Boulevard NW â€“ where space, style, and location come together in perfect harmony! This beautifully maintained two-storey home with a fully finished walkout basement (illegal suite) offers a rare opportunity to â€œLive Up, Rent Downâ€• in one of Calgaryâ€™s most sought-after communities â€” Panorama Hills.

Situated in a prime location just steps from schools, Superstore, VIVO Rec Centre, North Pointe Transit Hub, and walking trails, this home is ideal for families and savvy investors alike. The walkout basement suite is recently renovated with upgraded flooring, a stylish modern bathroom, and a private entrance, making it move-in ready for multigenerational living.

Inside, the main floor welcomes you with a grand, light-filled foyer, an elegant chandelier, and high ceilings that enhance the homeâ€™s spacious feel. The open-concept layout flows effortlessly through the modern kitchen, featuring glossy cabinets, quartz countertops, and a functional island â€” perfect for entertaining or everyday living. Main Floor Includes both spacious Family Room & separate Living Room/Office for comfort and productivity. Durable, low-maintenance ceramic tile flooring, baseboards, and stairs ensure long-term comfort and style.



Upstairs, youâ€™ll find four generously sized bedrooms, offering ample room for growing families. The oversized vinyl deck off the dining area provides a seamless extension to your living space â€“ a wonderful spot to unwind while taking in peaceful views of estate homes, a tranquil pond, and surrounding pathways. The fenced backyard also includes a new contemporary shed for extra storage.

Major upgrades have already been completed for your peace of mind, including a brand-new roof, gutters, water tank, and appliances. Simply move in and enjoy!

Whether you're looking to live comfortably with room to grow or relax in the walkout suite, 218 Panatella Blvd NW checks every box â€“ with scenic views, exceptional walkability, transit at your doorstep, and a ready-to-rent basement. A home that truly offers flexibility, functionality, and financial potential â€“ book your showing today!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240147    |
| Price          | \$824,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,218       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

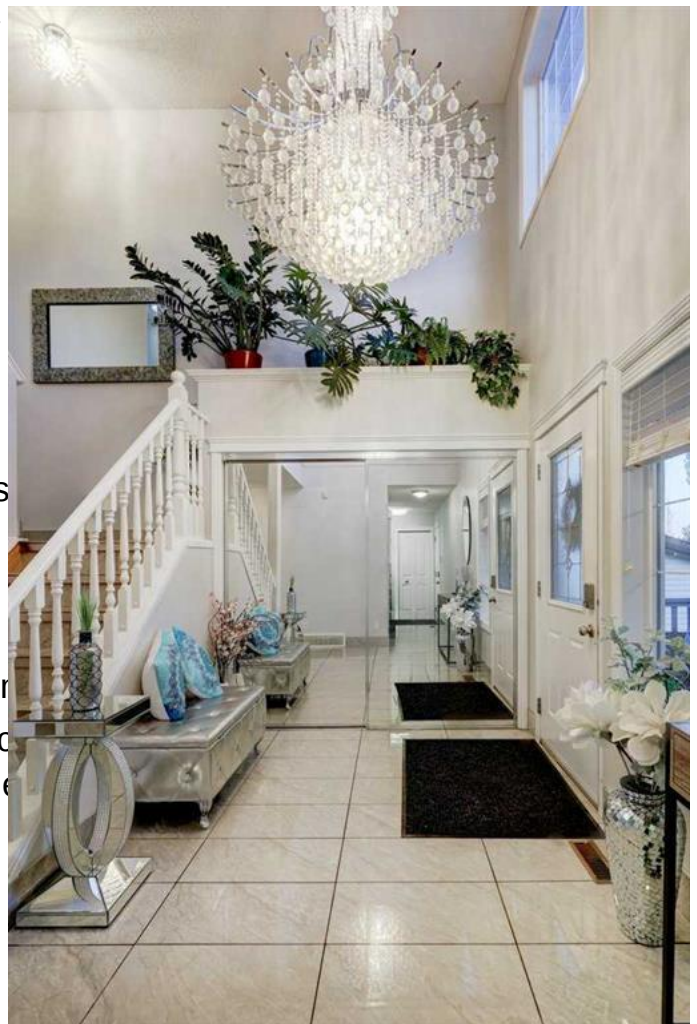
|             |                            |
|-------------|----------------------------|
| Address     | 218 Panatella Boulevard Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 6B6                    |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached, Ins |
| # of Garages   | 2                           |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Hor                                |
| Appliances        | Dishwasher, Dryer, Electric<br>Microwave Hood Fan, Refriger |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Gas                                                         |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full, Suite, Walk-Out                             |



### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony                                                |
| Lot Description   | Landscaped, Rectangular Lot, See Remarks, Treed, Views |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 42              |
| Zoning         | R-G             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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