

# \$555,000 - 225 Panatella Square Nw, Calgary

MLS® #A2233986

**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

Open House: July 12 @1-3pm!

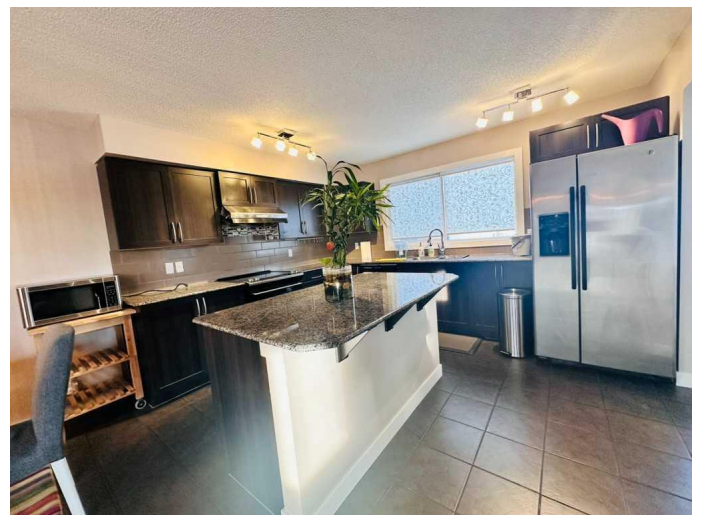
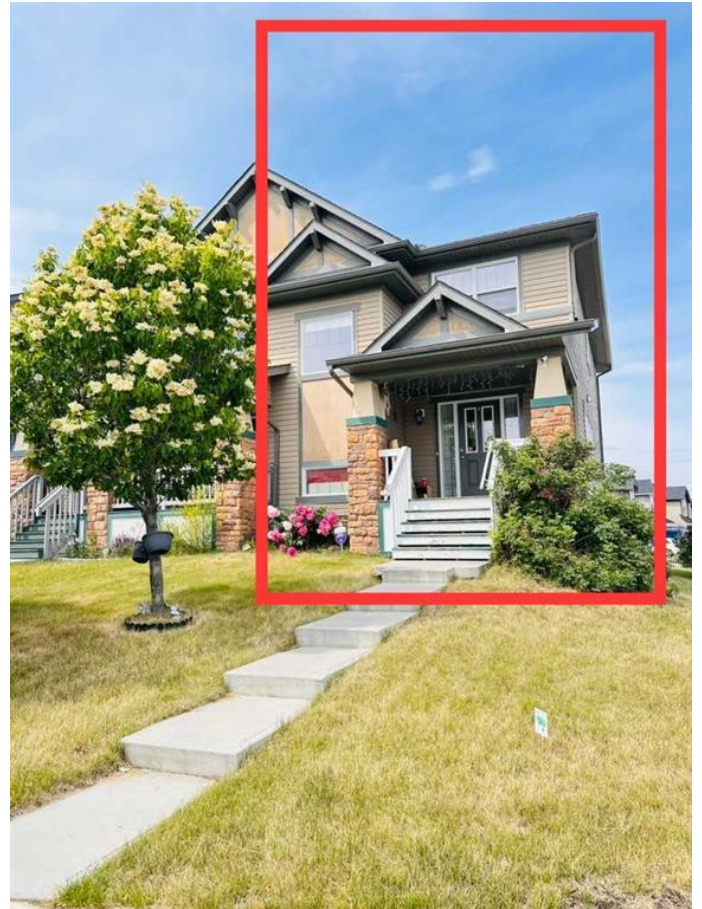
Charming South-Facing Corner Lot  
Home Overlooking Green Space “

Investor’s Dream!

Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite bathroom. Each of the three bedrooms is generously sized and filled with natural light, creating a warm and inviting atmosphere. The convenient second-floor laundry room adds an extra level of comfort and functionality to daily living. The unfinished basement provides an excellent opportunity for value-added renovation, with great potential to be legally converted into a secondary rental unit for additional income. A private backyard with two parking spaces adds to the convenience and appeal. Currently tenanted at \$2,000/month with reliable renters, this property is the perfect turn-key investment opportunity. Don’t miss out on this rare combination of location, layout, and income potential!

Built in 2010

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2233986               |
| Price          | \$555,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,520                  |
| Acres          | 0.08                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 225 Panatella Square Nw |
| Subdivision | Panorama Hills          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 0V5                 |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park                      |
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 39              |
| Zoning         | R-2M            |
| HOA Fees       | 265             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|



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