\$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

Square Footage 1,520 Acres 0.08

Year Built 2010

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

1

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

Vinyl Siding Construction

Poured Concrete Foundation

Additional Information

Date Listed June 25th, 2025

Days on Market 60

R-2M Zoning

HOA Fees 265

HOA Fees Freq. **ANN**

Listing Details

Listing Office



