

# \$570,000 - 225 Panatella Square Nw, Calgary

MLS® #A2233986

**\$570,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

Charming South-Facing Corner Lot Home  
Overlooking Green Space – Investor’s  
Dream!

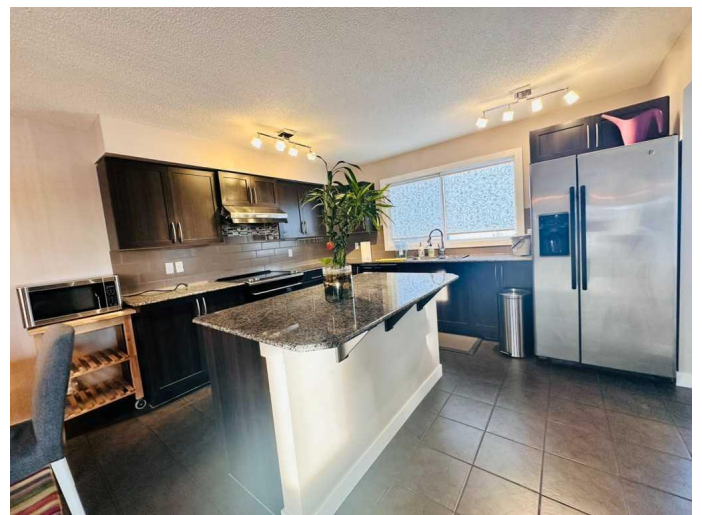
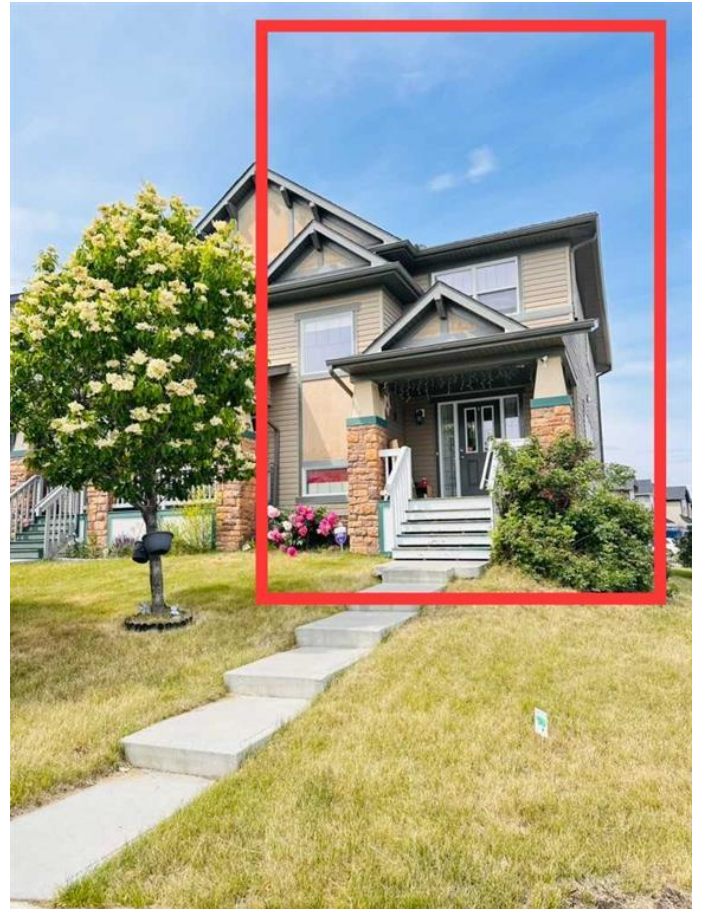
Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The 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	\$570,000
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, Stove(s), Washer/Dryer
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                3  
Zoning                              R-2M  
HOA Fees                         265  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Homecare Realty Ltd.



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