



# 98 Panatella Hill Calgary Alberta

\$539,900

NO CONDO FEES. Nestled in the heart of Panorama Hills, this charming duplex offers the perfect blend of convenience and comfort. Situated in a fantastic location just one block away from elementary and middle schools, Save-on-Foods, restaurants, and Panorama Pond, with easy access to major amenities like shopping centers and leisure facilities, you'll have everything you need within minutes. Step inside to discover a bright and airy main floor featuring large west-facing windows and an open concept floor plan that is perfect for entertaining. Upstairs, you'll find two generously sized bedrooms with ample closet space. Need an extra bedroom? The upstairs can be easily converted to a three-bedroom floor plan to accommodate your needs, offering versatility for growing families or home office setups. The basement is fully finished with a full bath and flexible living space that can be used as a bedroom/work/entertainment area. Outside, the fully fenced and landscaped backyard is great for kids and pets, and the double garage provides plenty of space for parking and storage. This property is perfect for first-time buyers, families, or investors looking for a low-maintenance investment opportunity. Don't miss out on the chance to make this property yours. Schedule a showing today! (id:6769)

4pc Bathroom 7.67 Ft x 5.17 Ft

Laundry room 6.75 Ft x 6.33 Ft

Recreational, Games room 11.75 Ft x 10.92 Ft

Office 9.83 Ft x 9.58 Ft

Living room 13.92 Ft x 12.75 Ft

Dining room 11.08 Ft x 6.58 Ft

Kitchen 12.25 Ft x 7.83 Ft

2pc Bathroom 7.00 Ft x 2.67 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 12.83 Ft x 9.92 Ft

Primary Bedroom 11.25 Ft x 9.33 Ft

Other 10.25 Ft x 9.08 Ft

Listing Presented By:



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**Mirror**

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