

# 55 Panatella Road Calgary Alberta

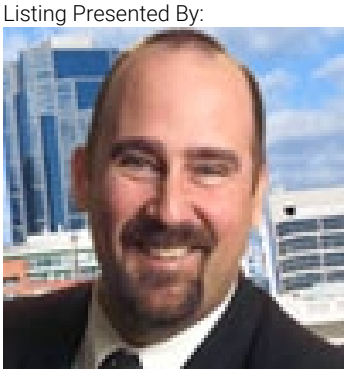
$374,900

***$5K PRICE IMPROVEMENT!!***Welcome to this beautifully maintained townhouse offering OVER 1,400 SQ FT OF DEVELOPED LIVING SPACE in a PET-FRIENDLY COMPLEX backing onto a peaceful GREEN SPACE with lovely views for UNDER $380K! Featuring two spacious primary bedrooms, each complete with its own private ensuite bathroom and walk-in closet, this home offers an ideal layout for families, roommates, or professionals seeking privacy and comfort.The bright and open main level showcases impressive 12-FOOT CEILINGS IN THE LIVING ROOM, creating an airy and inviting atmosphere. The stylish kitchen is finished with granite countertops, stainless steel appliances, and ample cabinet space, while granite counters continue throughout the bathrooms for a cohesive upscale feel. Step outside to the balcony and enjoy the tranquil views overlooking the green space.Upstairs, you'll find a versatile BONUS ROOM perfect for a home office, media area, or reading nook. The FULLY FINISHED WALKOUT BASEMENT provides additional living space and direct access to the outdoors, making it ideal for entertaining, relaxing, or accommodating guests.Additional highlights include a single attached garage with driveway parking, replaced garage door, and major exterior updates including new siding and roof shingles in 2025 for added peace of mind. It's located within a WELL MANAGED CONDO ASSOCIATION THAT RECENTLY REPLACED THE ROOF SHINGLES & REDUCED THE CONDO FEES!Perfectly situated across the street from a playground and pond, and just a short walk to Buffalo Rubbing Stone School (K-5), this fantastic location also offers quick and convenient access to Stoney Trail for an easy commute anywhere in the city. An exceptional opportunity to own a move-in ready home in a highly desirable location! (id:6769)

Family room 12.08 Ft x 10.75 Ft
Foyer 10.17 Ft x 6.33 Ft
Kitchen 11.17 Ft x 10.33 Ft
Dining room 9.00 Ft x 7.33 Ft
2pc Bathroom 5.33 Ft x 4.17 Ft
Laundry room 5.33 Ft x 3.42 Ft

Bonus Room 10.58 Ft x 8.17 Ft
Primary Bedroom 11.08 Ft x 10.83 Ft
Bedroom 10.58 Ft x 9.58 Ft
4pc Bathroom 8.17 Ft x 5.92 Ft
4pc Bathroom 7.75 Ft x 6.17 Ft

Listing Presented By:



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