

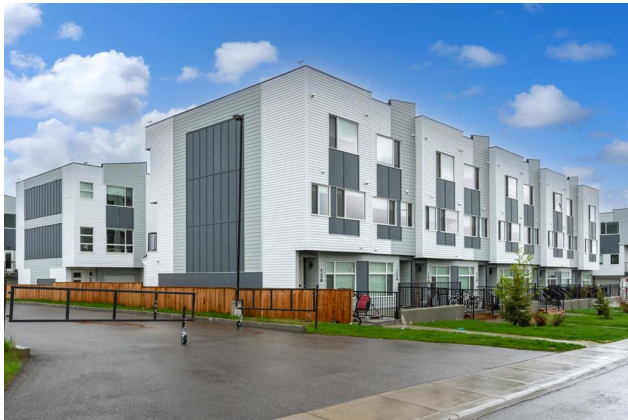


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 PANATELLA Square #501, Calgary T3K2R9**

MLS®#: **A2135009**      Area: **Panorama Hills**      Listing Date: **05/24/24**      List Price: **\$490,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2019**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Private**  
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,533**  
 Low Sqft:  
 Ttl Sqft: **1,533**

DOM

**32**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Lighting, Playground, Private Entrance**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>Storage</b>	<b>Main</b>	
<b>2pc Bathroom</b>	<b>Second</b>		<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 9`9"</b>
<b>Dining Room</b>	<b>Second</b>	<b>12`5" x 12`0"</b>	<b>Kitchen</b>	<b>Second</b>	<b>16`4" x 14`6"</b>
<b>4pc Bathroom</b>	<b>Third</b>		<b>4pc Ensuite bath</b>	<b>Third</b>	
<b>Bedroom</b>	<b>Third</b>	<b>11`7" x 10`2"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`2" x 13`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$288**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d85**

Legal Desc: **2210956**

Remarks

Pub Rmks: **Open House on Saturday June 1st from 1pm-3pm. Welcome to your dream home nestled in the highly sought-after community of Panorama Hills, offering unparalleled convenience and comfort. This townhome features a single attached garage, providing ample parking and storage space. As you enter, you'll find a convenient bedroom with a full bathroom and a door leading to the backyard. This space is perfect for soaking up the sunshine while your children enjoy the play area, creating a pleasant and welcoming backdrop. Moving up the stairs, you'll be greeted by an inviting open floor plan. The living room is perfect for relaxation and entertainment, illuminated by natural light streaming through large windows. The modern kitchen, equipped with sleek stainless steel appliances, is a chef's delight. This floor also includes a powder room and laundry facilities. Step through the patio door adjacent to the kitchen onto the balcony, where you can enjoy summer evening barbecues and soak in the vibrant atmosphere. On the second level, you'll find two spacious bedrooms, including the luxurious primary bedroom, which boasts a spacious walk-in closet and a pristine en-suite bathroom. A well-appointed second bathroom serves the other bedroom, ensuring comfort and privacy for all occupants. A beautiful loft completes this level, offering additional living space for your needs. With its unbeatable location and immaculate condition, this property is a rare find in today's market. Don't miss out on the opportunity to make it yours.**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









