



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 PANATELLA Landing #206, Calgary T3K 0K8**

MLS® #: **A2144446**      Area: **Panorama Hills**      Listing Date: **07/15/24**      List Price: **\$315,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 16-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **776**  
 Low Sqft:  
 Ttl Sqft: **776**

DOM

**63**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Stacked  
 Townhouse,Up/Down**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Few Trees,Landscaped,Street Lighting,Paved  
 Stall**  
 Park Feat:

Utilities and Features

Roof: **Asphalt**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked**  
 Int Feat: **Open Floorplan,Pantry,Skylight(s),Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`4" x 10`10"	Bedroom - Primary	Main	12`3" x 10`9"
Bedroom	Main	11`2" x 7`4"	4pc Bathroom	Main	4`11" x 7`9"
Laundry	Main	4`10" x 3`9"	Living Room	Main	6`6" x 9`10"

Legal/Tax/Financial

Condo Fee: <b>\$215</b>	Title: <b>Fee Simple</b>	Zoning: <b>DC (pre 1P2007)</b>
	Fee Freq: <b>Monthly</b>	
Legal Desc:	<b>0812511</b>	

Remarks

Pub Rmks:	<b>** Open House Saturday Sept 14 &amp; Sunday Sept 15 at 1pm to 5pm ** Welcome to Panatella Landing! Discover the charm of this stacked townhouse condo in the well-managed, pet-friendly (with consent from Condo Management) Panatella Landing complex. This bright and airy 2-bedroom, the second bedroom/den has a skylight, unit offers an inviting open concept layout designed for modern living. Key Features: Living Space: Open concept living room and kitchen with high ceilings, Spacious and bright living room with large windows, Good-sized covered balcony, perfect for enjoying the outdoors. Kitchen: Ample counter space, Pantry for extra storage, Island/breakfast bar, Built-in dishwasher. Additional Amenities: Den with skylight, ideal for a home office or additional living space, Laundry and storage conveniently located off the 4-piece bathroom, Assigned parking stall for your convenience, Visitor parking available for guests, Playground within the complex, great for families. This home is perfect for those who appreciate a bright, open living space with essential amenities. The pet-friendly policy, subject to Condo Management consent, ensures a welcoming environment for all members of your family. Don't miss out on this fantastic opportunity to make Panatella Landing your new home.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>eXp Realty</b>

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