



THE
A-TEAM

**RE/MAX
FIRST**

48 PANATELLA Road #205, Calgary T3K 0V4

MLS® #: **A2144465** Area: **Panorama Hills** Listing Date: **06/28/24** List Price: **\$290,000**
 Status: **Pending** County: **Calgary** Change: **-\$23k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **805**
 Low Sqft:
 Ttl Sqft: **805**

Titled, Underground

DOM

80
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	15`7" x 12`6"	Kitchen	Main	9`4" x 9`3"
Bedroom - Primary	Main	11`5" x 9`10"	Walk-In Closet	Main	6`6" x 4`9"
4pc Ensuite bath	Main	7`11" x 5`6"	Bedroom	Main	10`10" x 8`11"
Foyer	Main	8`4" x 4`11"	Storage	Main	5`6" x 4`7"
Laundry	Main	2`9" x 3`2"	4pc Bathroom	Main	7`11" x 5`7"
Balcony	Main	11`4" x 4`5"			

Legal/Tax/Financial

Condo Fee:
\$647

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1112312**

Remarks

Pub Rmks: **Welcome to your new home, in the sought after Milano, in one of northwest Calgary's most popular communities, Panorama Hills. Are you a first time home buyer, or savvy investor looking to add to your portfolio? Look no further, this one is the one you've been waiting for. With an open concept floor plan, 9-foot ceilings, plenty of large windows, theres no shortage of natural light for this amazing home. This is a 2 bedroom, 2 bathroom home with 805 sqft of living space, with a Titled Underground Parking stall. You'll notice as you enter the unit, the granite counter tops, paired with stainless steel appliances, and ample cabinetry with the kitchen island. The layout is perfect as you have a combined dining and living space, perfect for those who love entertaining friends and hosting dinners. The balcony is located just off the living room, an extension of your luxury living space. The primary bedroom boasts a spacious layout and a walk-through closet, leading you to your own private 4-piece ensuite. A second bedroom and 4 piece bathroom, in addition to your own in-unit laundry completes the home. This unit comes with a titled underground parking stall, with a conveniently located assigned storage locker (located in front of your parking stall). Situated in a desirable location, you're just a quick walk away from Save On Foods, Rexall, Tim Hortons, TD Bank, and endless restaurants and amenities. With quick access to Stoney Trail, you're only 10 minutes away from major road ways like Deerfoot Trail, Shaganappi, and other shopping options such as Costco, Superstore, Walmart, etc. Call your favourite Realtor to book your private showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







