



THE
A-TEAM

**RE/MAX
FIRST**

99 PANATELLA Park, Calgary T3K 6L5

MLS®#: **A2147073**

Area: **Panorama Hills**

Listing Date: **07/05/24**

List Price: **\$445,000**

Status: **Pending**

County: **Calgary**

Change: **-\$11k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **1,151 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Assigned,Stall,Titled**

Finished Floor Area

Abv Sqft: **1,259**

Low Sqft:

Ttl Sqft: **1,259**

DOM

73

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`9" x 9`2"
Living Room	Main	14`10" x 14`2"
Entrance	Main	5`4" x 4`1"
Bedroom	Upper	9`4" x 9`6"
Bedroom - Primary	Upper	13`0" x 13`7"

Room	Level	Dimensions
Kitchen	Main	10`4" x 13`7"
2pc Bathroom	Main	4`8" x 4`6"
Bedroom	Upper	9`5" x 9`0"
4pc Bathroom	Upper	4`11" x 8`9"
4pc Ensuite bath	Upper	5`9" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$337

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d45

Legal Desc: **0512905**

Remarks

Pub Rmks: **Priced to sell! ***Newly renovated including New high quality vinyl plank flooring on upper floor and stairs, fresh paint. Brand new kitchen appliances and new window coverings*** Location, Location, Location. Welcome to this charming 3-bedroom, 2.5-bathroom townhouse with an unfinished full basement located in the sought-after community of Panorama Hills. Sitting on a bareland with and rare 6.1m wide front, make it much easier to setup your living space. This delightful home faces the serene courtyard, offering a peaceful and picturesque setting. The main floor features a spacious living area with beautiful hardwood flooring, perfect for family gatherings and entertaining guests. The open-concept kitchen seamlessly integrates with the living space, and the dining room connects directly to the patio, making it ideal for indoor-outdoor dining and entertaining. Upstairs, you'll find three comfortable bedrooms, including a master suite with its own ENSUITE BATHROOM (which many units in this complex don't have it). The additional 4pc bathroom ensure ample convenience for the whole family. The unit comes with both a titled parking space and an assigned parking space, providing plenty of room for your vehicles. The unfinished basement offers a blank canvas for your personal touch, whether you choose to create additional living space, a home gym, or a play area for the kids. This townhouse is an excellent choice for first-time home buyers, bigger families, or investors looking for long-term rental income. The community of Panorama Hills offers a variety of amenities, including parks, schools, shopping centres, and recreational facilities, all within easy reach. Just cross the road is North Trail High School, walking distance to Vivo Centre and much more.**

Inclusions:
Property Listed By: **N/A**
Top Producer Realty and Property Management

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