

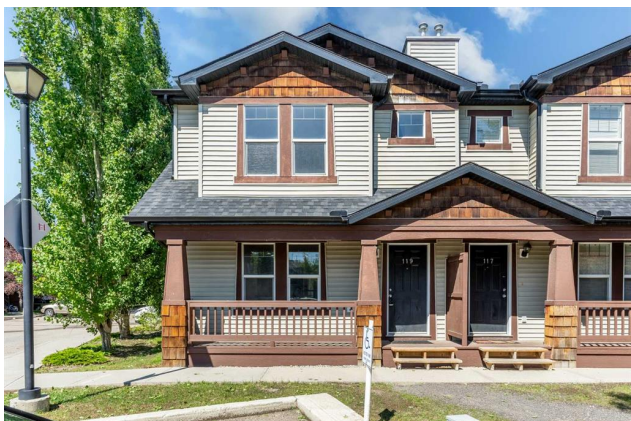


THE
A-TEAM

**RE/MAX
FIRST**

119 PANATELLA Park, Calgary T3K 6L5

MLS®#: **A2148755** Area: **Panorama Hills** Listing Date: **07/11/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **-\$18k, 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: **1,237 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,252**
 Low Sqft:
 Ttl Sqft: **1,252**

DOM

67
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard**
 Construction: **Cedar, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`6"	Dining Room	Main	9`8" x 13`5"
Kitchen	Main	9`6" x 13`5"	Living Room	Main	14`1" x 15`8"
4pc Ensuite bath	Second	4`11" x 12`7"	4pc Ensuite bath	Second	5`0" x 11`4"
Bedroom	Second	13`9" x 13`6"	Bedroom - Primary	Second	13`10" x 13`8"
Walk-In Closet	Second	4`3" x 3`3"	Walk-In Closet	Second	4`6" x 3`3"

Legal/Tax/Financial

Condo Fee:
\$361

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d45

Legal Desc: **0512905**

Remarks

Pub Rmks: **This warm and inviting 1,253 square feet 2-storey townhouse is located in desirable Panatella Park. The "Garrison C" Model of Cardel Lifestyles in Panorama Hills is an END UNIT that fronts onto a PARK, and features 1 titled parking stall and one assigned. This Townhouse features open concept floor plan, upgraded quartz counter top in the kitchen with an island, hardwood floor on main, new stainless steel fridge and washer/dryer, newly painted throughout and new carpet throughout. This open concept kitchen/dining room combo offer plenty of storage space and with a corner pantry. Dinning area with patio doors leads you to the back deck, perfect for BBQs. The upper floor features dual master bedrooms, each with its own ensuite, and walk-in closets. There is also roughed-in plumbing in the basement for future development. Walking distance to the North Trail High School, A truly exceptional home, just minutes to Cardel Place, Stoney Trail, shopping, schools, public transportation, and all amenities!**

Inclusions: **none**
Property Listed By: **Grand Realty**

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