



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**508 PANATELLA Walk, Calgary T3K 0Z3**

MLS®#: **A2158303**      Area: **Panorama Hills**      Listing Date: **08/16/24**      List Price: **\$469,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$9k, 14-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,329**  
 Low Sqft:  
 Ttl Sqft: **1,329**

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Quartz Counters,Tankless Hot Water,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Lower	4`9" x 6`0"
2pc Bathroom	Main	5`1" x 5`0"
Pantry	Main	1`8" x 2`5"
Balcony	Main	13`8" x 6`7"
Bedroom	Upper	7`11" x 8`6"
Bedroom - Primary	Upper	11`7" x 10`3"
Walk-In Closet	Upper	5`6" x 5`1"

Room	Level	Dimensions
Dining Room	Main	11`5" x 8`6"
Kitchen	Main	10`7" x 10`0"
Living Room	Main	12`11" x 12`6"
Bedroom	Upper	8`10" x 9`2"
4pc Bathroom	Upper	8`11" x 4`11"
3pc Ensuite bath	Upper	5`3" x 8`4"
Laundry	Upper	5`0" x 3`0"

Legal/Tax/Financial

Condo Fee:  
**\$276**

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

Zoning:  
**M-1 d75**

Legal Desc: **1412556**

Remarks

Pub Rmks: **Welcome to this very well kept townhouse in prestige Panorama Hills. It has low condo fees and fully upgraded. It features newer hot water heater (2024), 9 feet main floor, quartz counter tops in the kitchen and bathrooms, engineering hardwood and tiles flooring, HRV system, upgraded cabinet, large balcony with gas BBQ hook up, and Hardi board siding. It has 3 good size bedrooms, 2.5 bathrooms, large living room, spacious kitchen and eating area, 27 feet long oversized attached garage (tandem) with walk out to the backyard, and with a driveway for extra parking. It is close to playground, shopping, public transit, schools, and easy access to major roads. \*\* 508 Panatella Walk NW \*\***

Inclusions:  
Property Listed By: **N/A  
Century 21 Bravo Realty**

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









