



THE
A-TEAM

**RE/MAX
FIRST**

125 PANATELLA Way #1406, Calgary T3K 0R9

MLS®#: **A2159979** Area: **Panorama Hills** Listing Date: **08/27/24** List Price: **\$439,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2009**

Lot Information

Lot Sz Ar: **1,367 sqft**
 Lot Shape:

Access:

Lot Feat: **No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,366**
 Low Sqft:
 Ttl Sqft: **1,366**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Other**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Third	4`11" x 8`7"
Bedroom	Third	10`2" x 9`9"
Bedroom	Third	10`1" x 11`1"
Dining Room	Second	11`9" x 13`6"
Living Room	Second	15`6" x 9`6"

Room	Level	Dimensions
4pc Bathroom	Third	6`5" x 9`5"
Office	Third	7`10" x 8`6"
2pc Bathroom	Second	5`1" x 5`2"
Kitchen	Second	10`9" x 13`10"
Foyer	Main	4`1" x 13`7"

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1012958**

Remarks

Pub Rmks: **Discover this rarely available townhouse in the desirable community of Panorama Hills—a true gem you won't want to miss! Ideal for work-from-home professionals, this unit features a versatile third-level flex room, perfect for a home office, playroom, or additional space for the kids. The townhouse includes a double tandem garage with convenient access to a private balcony. The second floor boasts an open-concept layout with soaring ceilings, modern kitchen cabinets, and an island with a breakfast bar, all enhanced by luxury vinyl plank flooring. The spacious living and dining areas are perfect for entertaining, with direct access from the kitchen to an east-facing balcony—ideal for enjoying your morning coffee. Upstairs, the primary bedroom offers a walk-in closet, a 3-piece ensuite, and a laundry room with a stackable washer and dryer for added convenience. The third level also features a generous-sized second bedroom, a 4-piece bathroom, and a flex room that can serve as an additional bedroom, office, or playroom. Located within walking distance to the North Calgary High School , Vivo Recreation Centre, bus stations, cinemas, and a variety of other entertainment and amenities, this home is perfectly situated for convenience. book your showing today!**

Inclusions:
Property Listed By: **N/A**
Coldwell Banker YAD Realty

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









