



THE
A-TEAM

**RE/MAX
FIRST**

125 PANATELLA Way #1412, Calgary T3K 0R9

MLS®#: **A2160240**

Area: **Panorama Hills**

Listing Date: **08/24/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,119 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached,Tandem**

DOM

26
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**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Pantry**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|----------------------|
| Living Room | Main | 15`5" x 9`3" |
| Dining Room | Main | 11`0" x 11`3" |
| Bedroom | Upper | 10`1" x 9`3" |
| 3pc Ensuite bath | Upper | 8`5" x 4`1" |
| Den | Upper | 8`5" x 7`9" |

| Room | Level | Dimensions |
|--------------------------|--------------|----------------------|
| Kitchen | Main | 14`2" x 10`8" |
| Bedroom - Primary | Upper | 11`0" x 10`0" |
| 2pc Bathroom | Main | 5`1" x 5`0" |
| 4pc Bathroom | Upper | 7`9" x 4`10" |

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1012958**

Remarks

Pub Rmks: **Experience the charm of Prospect Hills, nestled in the highly sought-after NW community of Panorama Hills. This inviting 3-storey townhouse, located on a peaceful street, offers over 1,300 sq ft of living space, featuring 2 bedrooms, a den, 2.5 baths, and a double attached garage. The ground level greets you with a spacious foyer and direct access to the garage. On the main floor, an open-concept design seamlessly connects the living room, dining area, and kitchen. The modern kitchen showcases dark cabinetry, stainless steel appliances, a breakfast bar, and a pantry. A door off the kitchen leads to a raised balcony, perfect for outdoor relaxation. Upstairs, you'll find the flex/office space and two generously sized bedrooms with ample closet space, including a primary bedroom with a 3-piece ensuite. A 4-piece bath and laundry complete the upper level. This property is ideally located near schools, parks, playgrounds, restaurants, and shopping, with easy access to Deerfoot Trail for convenient commuting. Whether you're looking for a family home or a smart investment, this property is a must-see. Schedule your private viewing today!**

Inclusions: **n/a**
Property Listed By: **2% Realty**

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







