



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2161875**

Area: **Panorama Hills**

Listing Date: **09/01/24**

List Price: **\$494,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2015**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**1,344**

Low Sqft:

Ttl Sqft:

**1,344**

Lot Shape:

DOM

**81**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Landscaped**

Park Feat:

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>7`0" x 5`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 13`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 13`1"</b>	<b>Pantry</b>	<b>Main</b>	<b>2`0" x 2`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 7`9"</b>	<b>Balcony</b>	<b>Lower</b>	<b>8`7" x 6`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`4" x 10`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`5" x 5`5"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`11" x 5`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`11" x 4`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 9`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`9" x 11`3"</b>	<b>Laundry</b>	<b>Basement</b>	<b>10`7" x 5`1"</b>

Condo Fee:  
**\$321**

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

Zoning:  
**M-1 d75**

Legal Desc: **1412556**

Remarks

Pub Rmks: **Walking distance to North Trail High School, double garage, facing a court yard, and new paint, welcome to this spacious townhouse in prestigious Panorama Hills. It features quartz counter top in the kitchen and bathrooms, 9 feet ceiling on main and lower level, engineering hardwood flooring on the main floor, tiles in the upper bathrooms, stainless steel appliances, washer and dryer, window blinds, and balcony with gas line hook up. It has 3 good size bedrooms up, total 2.5 bathrooms, large living room, spacious kitchen and dining area, laundry on the lower level, and double attached garage. It closes to school, playground, shopping, and public transit. \*\* 223 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**





















