



THE
A-TEAM

**RE/MAX
FIRST**

223 PANATELLA Walk, Calgary T3K 0Z3

MLS®#: **A2161875** Area: **Panorama Hills** Listing Date: **09/01/24** List Price: **\$503,900**
 Status: **Active** County: **Calgary** Change: **None** 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
 Lot Shape: Abv Sqft: **1,344**
 Low Sqft:
 Ttl Sqft: **1,344**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** 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	Room	Level	Dimensions
Entrance	Main	7'0" x 5'6"	Living Room	Main	13'1" x 13'4"
Kitchen	Main	12'10" x 13'1"	Pantry	Main	2'0" x 2'0"
Dining Room	Main	10'1" x 7'9"	Balcony	Lower	8'7" x 6'3"
2pc Bathroom	Main	5'0" x 5'0"	Bedroom - Primary	Upper	13'4" x 10'6"
Walk-In Closet	Upper	5'5" x 5'5"	3pc Ensuite bath	Upper	8'11" x 5'5"
4pc Bathroom	Upper	8'11" x 4'11"	Bedroom	Upper	10'1" x 9'7"
Bedroom	Upper	8'9" x 11'3"	Laundry	Basement	10'7" x 5'1"

Legal/Tax/Financial

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