



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 PANATELLA Way #2316, Calgary T3K 0R9**

MLS®#: **A2164701**      Area: **Panorama Hills**      Listing Date: **09/11/24**      List Price: **\$439,000**  
 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: **1,001 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,375**  
 Low Sqft:  
 Ttl Sqft: **1,375**

DOM

**72**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 14`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 7`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`7" x 11`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 11`7"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`9" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>3`8" x 8`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>3`4" x 3`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 11`9"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 7`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`10" x 4`1"</b>	<b>Entrance</b>	<b>Lower</b>	<b>4`0" x 11`6"</b>
<b>Other</b>	<b>Lower</b>	<b>8`8" x 3`7"</b>			

Condo Fee:  
**\$328**

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

Zoning:  
**M-1 D75**

Legal Desc: **1012958**

Remarks

Pub Rmks: **Welcome to this charming townhouse nestled in the heart of Panorama Hills, built in 2009 and offering modern comfort and convenience. This tastefully designed home features two spacious bedrooms and 2.5 bathrooms, ideal for families or professionals seeking a blend of space and style. The hardie board sidings well protect the property from the hail storm! Upon entry, you are greeted by you're greeted by a spacious foyer and convenient double tandem car garage access on the first level. The main floor boasts a 9 -foot ceiling, a bright and airy living space, perfect for entertaining or relaxing after a long day. The kitchen boasts sleek cabinetry and ample counter space, catering to your culinary endeavors. Upstairs, two primary bedrooms are a retreat with each own ensuite bathroom, offering privacy and comfort. The laundry room is conveniently located on the upper level for added ease. One of the standout features of this townhouse is the oversize double tandem car garage, providing ample parking and additional storage space—a rare find in townhouse living. Located in the desirable community of Panorama Hills, residents enjoy access to a range of amenities including parks, schools, shopping, and dining options. With easy access to major roadways, commuting to downtown or exploring the city is convenient and efficient. Don't miss your opportunity to own this immaculate townhouse in Panorama Hills—schedule your showing today and experience urban living at its finest!**

Inclusions: **N/A**  
Property Listed By: **TrustPro Realty**

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













