125 PANATELLA Way #2302, Calgary T3K 0R9

MLS®#:	**A2164793**	Area:	**Panorama Hills**	Listing Date:	**09/11/24**	List Price:	**$499,900**

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: **1,593 sqft**
Lot Shape:

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

Finished Floor Area
Abv Sqft: **1,389**
Low Sqft:
Ttl Sqft: **1,389**

DOM
8

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

Parking
Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

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

Construction:
Composite Siding,Wood Frame
Flooring:
Carpet,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: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`1" x 5`4"**	**Kitchen**	**Main**	**12`5" x 12`3"**
Dining Room	**Main**	**11`11" x 7`9"**	**Living Room**	**Main**	**11`8" x 18`8"**
3pc Ensuite bath	**Upper**	**7`10" x 4`11"**	**Bedroom**	**Upper**	**9`11" x 11`6"**
4pc Bathroom	**Upper**	**5`11" x 7`10"**	**Bedroom**	**Upper**	**11`11" x 11`5"**
Bedroom - Primary	**Main**	**11`8" x 15`5"**			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
$379	**Fee Simple**	**M-1 d75**
	Fee Freq:	
	Monthly	
Legal Desc:	1012958	

Remarks

Pub Rmks: **SPECTACULAR TOWNHOUSE located in the sought-after community of Panorama Hills. This END UNIT, 3 bedroom 2.5 bathroom home features a modern open concept from the kitchen to the living room and dining room area. 9ft main floor ceilings and bright big windows that bring in loads of natural light. Kitchen features STAINLESS STEEL appliances, tiled backsplash, an island with eating bar & dark upscale cabinets with plenty of cupboard space, and a pantry. Upstairs, you'll find three spacious bedrooms, each designed for comfort and tranquility. The master bedroom has its own ensuite bathroom and walk-in closet, while the other two bedrooms share a well-appointed full bathroom. Additionally, the laundry area is conveniently located on the upper level. But that's not all, this home has a deck perfect for summer BBQ's & back yard, a visitor parking spot conveniently situated next to the unit and huge double attached tandem garage. The perfect starter home with conveniences right at your fingertips! Within walking distance to North Trail Calgary High school, Vivo Recreation Centre, Bus stations, Cinemas, and all other entertainments and amenities. Quick access to Stoney Trail, Deerfoot Trail & Airport. Enjoy the convenience of maintenance-free living, in the highly desirable community of panorama Hills. Book your showing now before it's too late!**

Inclusions: **N/A**

Property Listed By: **Century 21 Bravo Realty**

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

COUNTRY HILLS
VILLAGE
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TRANSIT
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