



THE
A-TEAM

**RE/MAX
FIRST**

125 PANATELLA Way #1111, Calgary T3K0R9

MLS®#: **A2167016** Area: **Panorama Hills** Listing Date: **09/19/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 08-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **1,017 sqft**
 Lot Shape:

DOM

63
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`4" x 11`7"	Dining Room	Main	10`7" x 9`5"
Living Room	Main	14`7" x 12`2"	Laundry	Upper	3`4" x 3`3"
Bedroom - Primary	Upper	11`7" x 11`6"	Bedroom	Upper	9`11" x 9`11"
Bedroom	Upper	9`11" x 9`0"	2pc Bathroom	Main	5`4" x 5`1"
4pc Bathroom	Upper	7`10" x 5`9"	3pc Ensuite bath	Upper	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$376

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1012958**

Remarks

Pub Rmks: **Beautiful 3-story 1483 sq.ft Townhouse in Panorama Hills, CORNER UNIT. This home offers 3 bedrooms, 2.5 bathrooms, a double attached garage, a bright and open concept floor plan with living room, kitchen and dining area, 9-foot ceilings, wonderfully maintained. beautiful backyard is perfect for gatherings with family and friends. It is located close to shopping, schools, Vivo Rec Center and parks. CALL TODAY, it is READY to MOVE IN and ENJOY!**

Inclusions: **NONE**
Property Listed By: **Century 21 Bravo Realty**

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







