



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**198 PANATELLA Park, Calgary T3K 6L5**

MLS®#: **A2167109** Area: **Panorama Hills** Listing Date: **09/19/24** List Price: **\$379,900**  
 Status: **Active** County: **Calgary** Change: **-\$33k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **1,270 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,252**  
 Low Sqft:  
 Ttl Sqft: **1,252**

DOM

**62**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Level**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Laminate**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Kitchen Island, Vinyl Windows**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 13`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`3" x 14`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`9" x 4`10"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`6" x 5`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 9`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 13`1"</b>	<b>Storage</b>	<b>Basement</b>	<b>9`3" x 7`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`0" x 7`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$355**

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

Zoning:  
**M-G d45**

Legal Desc: **0512905**

Remarks

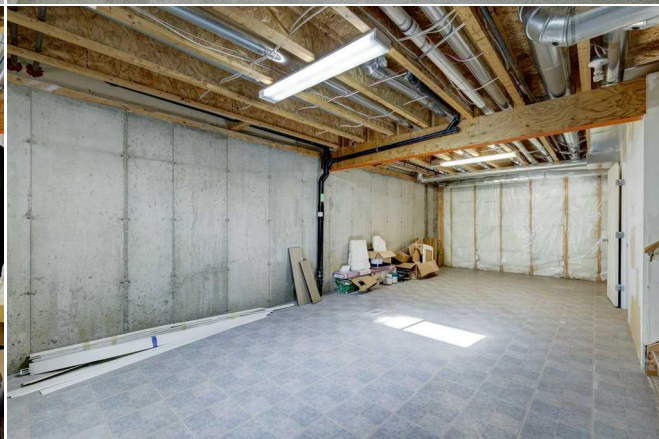
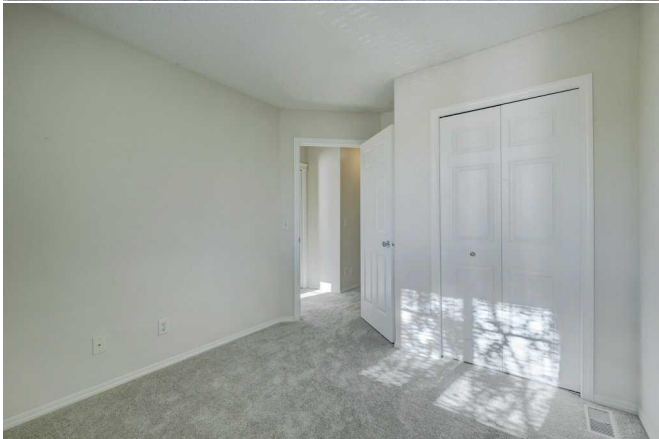
Pub Rmks: **Gorgeous Townhouse in Panorama Hills NW - Priced to Sell! This is an incredible opportunity to own a beautiful 3-bedroom, 2.5-bathroom townhouse in the highly sought-after Panorama Hills NW! Situated on a quiet street yet within walking distance to transit, major roads, parks, playgrounds, and the newly opened high school, this home offers the perfect blend of comfort and convenience. The townhouse boasts numerous recent upgrades, including fresh paint, new laminate flooring, new carpet, new lighting, a new furnace, and a new hot water tank, among many more updates to explore. On the main floor, you'll find a cozy living room with a gas fireplace, a spacious kitchen with a corner pantry and wood cabinets, plus a large dining room that leads to a deck and parking. Upstairs, the master bedroom features a walk-in closet and a 4-piece ensuite. Two more well-sized bedrooms and another 4-piece bathroom complete the upper level. The partially finished basement is ready for your personal touch, offering ample space for additional rooms or recreation. Plus, there's plenty of street parking available for extra vehicles. With easy access to Stoney Trail, shopping, and transit, this townhouse is a fantastic buy and won't last long. Quick possession is available.**

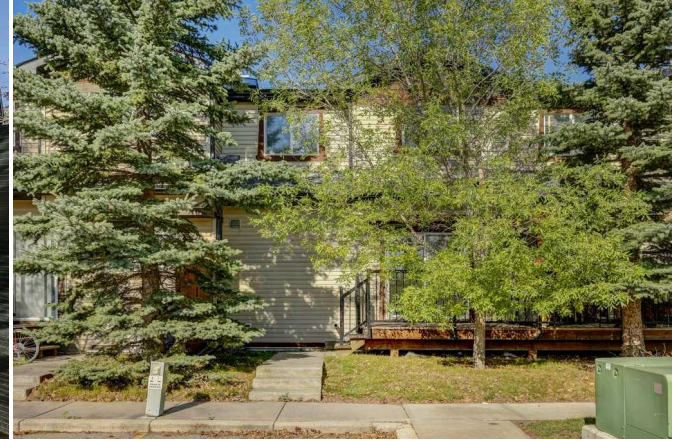
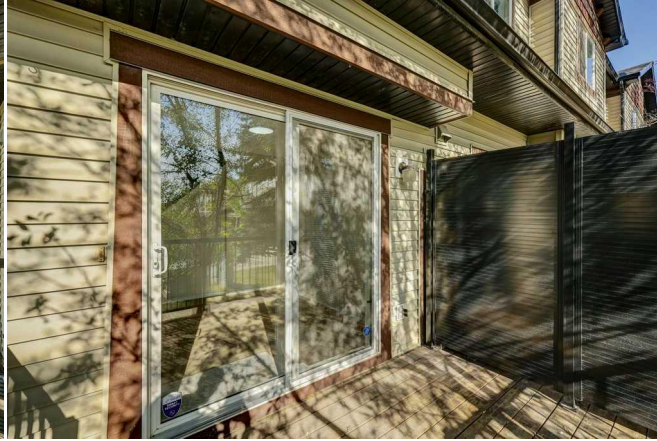
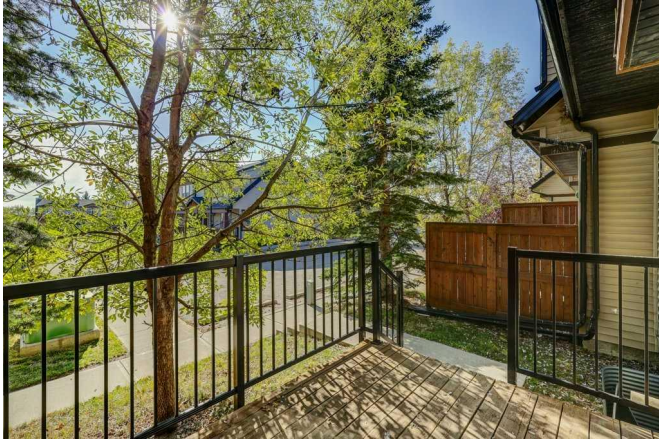
Inclusions:  
Property Listed By: **None**  
**CIR Realty**

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









**198 Panatella Park NW, Calgary, AB**

Main Floor Exterior Area 608.27 sq ft  
Interior Area 554.95 sq ft



PREPARED: 2024/09/17



White regions are excluded from total floor area in ISUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**198 Panatella Park NW, Calgary, AB**

2nd Floor Exterior Area 643.53 sq ft  
Interior Area 588.61 sq ft



PREPARED: 2024/09/17



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**198 Panatella Park NW, Calgary, AB**

Basement (Below Grade) Exterior Area 605.04 sq ft  
Interior Area 542.21 sq ft



PREPARED: 2024/09/17



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