



THE
A-TEAM

**RE/MAX
FIRST**

125 PANATELLA Way #1002, Calgary T3K 0R9

MLS®#: **A2168411** Area: **Panorama Hills** Listing Date: **09/26/24** List Price: **\$515,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2009** Abv Sqft: **1,472**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,367 sqft** Ttl Sqft: **1,472**
 Lot Shape:

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Exercise Room	Lower	11`2" x 7`10"	2pc Bathroom	Main	
Kitchen	Main	12`11" x 11`10"	Dining Room	Main	11`8" x 11`3"
Living Room	Main	11`11" x 14`11"	Office	Main	9`2" x 4`11"
Bedroom	Second	11`5" x 10`2"	Bedroom	Second	9`8" x 9`9"
Bedroom - Primary	Second	11`6" x 11`2"	4pc Bathroom	Second	
3pc Ensuite bath	Second				

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1012958**

Remarks

Pub Rmks: **This seldom-listed end unit townhouse presents a unique opportunity for remote professionals and families seeking supplemental space. Key features include a double garage with generous storage, additional driveway parking, and a versatile walk-in level flex room. The main floor hosts a bright den with ample windows and storage. The upper floor showcases an airy open floor plan with premium finishes, including maple cabinets and stainless steel appliances. The top floor boasts a spacious master bedroom with walk-in closet and three-piece ensuite, accompanied by two additional bedrooms, four-piece bathroom and laundry. As an end unit, this residence benefits from an abundance of natural light. Its prime location offers convenient access to North Calgary High School, Vivo Recreation Centre, public transit, and various entertainment and amenities. Notable upgrades include the 2022 installation of a range hood fan, hot water tank, and window coverings, supplemented by new carpet, laminate flooring, and furnace in 2023.**

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

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









