



THE
A-TEAM

**RE/MAX
FIRST**

99 PANATELLA Park, Calgary T3K 6L5

MLS®#: **A2169263**

Area: **Panorama Hills**

Listing Date: **09/27/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **1,151 sqft**
Lot Shape:

Access:

Lot Feat: **Level**
Park Feat: **Assigned,Stall,Titled**

Finished Floor Area

Abv Sqft: **1,260**
Low Sqft:
Ttl Sqft: **1,260**

DOM

56
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Stove(s),Washer**
Int Feat: **Kitchen Island,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`1" x 5`3"
Living Room	Main	15`2" x 14`2"
Dining Room	Main	9`6" x 11`2"
4pc Ensuite bath	Second	7`5" x 5`8"
Bedroom	Second	9`6" x 9`4"
4pc Bathroom	Second	4`11" x 8`8"

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`8"
Kitchen With Eating Area	Main	13`11" x 8`11"
Bedroom - Primary	Second	13`7" x 13`0"
Walk-In Closet	Second	3`7" x 5`9"
Bedroom	Second	9`0" x 9`5"

Legal/Tax/Financial

Condo Fee:
\$361

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **0512905**

Remarks

Pub Rmks: **Ideal home located in Panorama Hills. Includes new renovations such as new vinyl plank flooring on the upper floors and stairs, fresh paint, new kitchen appliances, and new window coverings. This idyllic 3-bedroom, 2.5-bathroom townhouse has an unfinished full basement. The main floor features a spacious living area with hardwood flooring, an open concept kitchen, and a dining room which opens up to the patio. The upper floor has three bedrooms-including a master bedroom with its own ensuite bathroom-and an additional 4pc bathroom. The unit comes with a titled parking space and an assigned parking space. Panorama Hills is a wonderful community located near parks, schools, recreational facilities, shopping facilities, and provides easy access to Highway 201.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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







