



THE
A-TEAM

**RE/MAX
FIRST**

113 PANTEGO Road, Calgary T3K 0B7

MLS®#: **A2170610** Area: **Panorama Hills** Listing Date: **10/03/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **6,749 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,230**
 Low Sqft:
 Ttl Sqft: **1,230**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s),Garden,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 13`6"	Kitchen	Main	13`5" x 13`0"
Dining Room	Main	12`11" x 8`11"	Bedroom	Main	11`11" x 9`8"
Bedroom - Primary	Main	13`1" x 11`8"	Laundry	Main	8`1" x 6`9"
2pc Bathroom	Main	4`9" x 4`7"	3pc Ensuite bath	Main	9`10" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0514164

Remarks

Pub Rmks:

WELCOME HOME! This is the BUNGALOW you have been waiting for! Located on a QUIET street with no neighbors behind you and a SUNSET VIEW! Situated at the edge of Panorama Hills, in Calgary, this family-oriented community hosts a ton of schools, and is a short drive to both Catholic and Public High Schools. You will also find the VIVO Rec Centre, Public Library, an abundance of Restaurants, Shopping, and all other amenities within close proximity, not to mention Cross Iron Mills Mall and the Airport. Access to Stoney Trail takes you to Banff National Park in only an hour and a half and can circle you around our city quickly. Need Public Transit? You are covered, the nearby bus stop can take you to the hub for access to all areas of the City! The Panorama Hills Community Association has been in place since this community was built and offers additional amenities: Meeting/Event Space, Spray/Play Parks, Tennis & Basketball Courts, a Seasonal Maintenance Schedule for roads, pathways and parks, but Most Importantly will help to ensure your investment will retain it's value for however long you call this community HOME! The home itself is still cared for by the original owner, and offers the perfect utilization of space. The wall of windows on the back of the home bring in so much light and entertainment with a view of the birds and silly squirrels that frequent the yard. NEVER MISS A SUNSET! It is not very often in an established community that you have the ability to create your own space from scratch and the vast basement of this home is ready for you to build the perfect space for your family! TO LOVE: The 2nd bedroom/flex/office offers many options for use and the main floor of this home was built for full WHEEL CHAIR ACCESS allowing the residents to age comfortably all on one level!! Please come for a visit and maybe just stay awhile longer!

Inclusions:
Property Listed By:

Shed
KIC Realty

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







