



THE
A-TEAM

**RE/MAX
FIRST**

160 PANATELLA Landing #106, Calgary T3K 0K8

MLS®#: **A2173843**

Area: **Panorama Hills**

Listing Date: **10/20/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 02-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **761**
Low Sqft:
Ttl Sqft: **761**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

32
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Front Yard**
Park Feat: **Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Playground**

Construction: **Brick,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Pantry,See Remarks,Tankless Hot Water,Vinyl Windows**
Utilities: **Cable Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 10`10"	Bedroom - Primary	Main	11`0" x 10`2"
Bedroom	Main	10`2" x 8`10"	Kitchen	Main	13`6" x 9`10"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$215

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0812508**

Remarks

Pub Rmks: **Renovated 2 bedroom stacked townhouse located in Panorama hills and a corner unit with patio. It has an open floor plan with kitchen island, fresh paint and luxury vinyl plank installed last year. oak kitchen cabinets with a corner pantry. Spacious living room with a storage . It contains 2 good size bedrooms, a bath together with laundry room. This townhouse has a tankless water heater that save energy and space, and a underslab heating system. Location is also preferrable. it is close to all amenity, superstore, save on food, cinema, school, banks, gyms, library, public transport, restaurants, shopping, schools, etc.. All in a very nice community.**

Inclusions:
Property Listed By: **none**
First Place Realty

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







