

149 PANATELLA Park, Calgary T3K 6L5

MLS®#: **A2174549** Area: **Panorama Hills** Listing Date: **10/22/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 15-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,251**
 Low Sqft:
 Ttl Sqft: **1,251**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 13`9"
Foyer	Main	5`2" x 3`9"
Bedroom	Second	9`11" x 9`4"
2pc Bathroom	Main	5`2" x 4`6"
Laundry	Lower	5`5" x 5`5"
Pantry	Main	5`9" x 2`9"

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`7" x 9`9"
Bedroom - Primary	Second	13`7" x 13`0"
Bedroom	Second	9`9" x 9`4"
4pc Bathroom	Second	10`0" x 4`11"
Furnace/Utility Room	Lower	6`0" x 7`0"
Walk-In Closet	Second	6`1" x 5`2"

Legal/Tax/Financial

Condo Fee:
\$361

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **0512905**

Remarks

Pub Rmks: **This 3-bedroom apartment has great layout and tons of potential, nestled in desirable Panatella Park, offering a bright and inviting atmosphere. The kitchen features elegant maple cabinetry, a raised breakfast bar, and a spacious pantry, seamlessly flowing into the roomy living area—perfect for entertaining family and friends. Upstairs, you'll find three well-sized bedrooms, with the master suite impressing with a huge walk-in closet. The basement is currently undeveloped, complete with roughed-in plumbing for a future bathroom, providing you with the flexibility for customization. Enjoy the convenience of one titled and one assigned parking stalls right at your doorstep. Step outside to a cozy front veranda and a sunny south-facing deck, ideal for barbecues and outdoor relaxation. This exceptional home is ideally located close to schools, shopping, recreation, and public transportation, making it a perfect choice for families. Just a short walk from North Trail High School and minutes from Cardel Place, Stoney Trail, and all essential amenities. Don't miss out on this amazing opportunity—call to view today!**

Inclusions:
Property Listed By: **N/A**
Top Producer Realty and Property Management

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







