



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 PANATELLA Street, Calgary T3K 0G7**

MLS® #: **A2176969**

Area: **Panorama Hills**

Listing Date: **11/01/24**

List Price: **\$445,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **1,560 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,269**  
Low Sqft:  
Ttl Sqft: **1,269**

DOM

**20**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **City Lot**  
Park Feat: **Stall**

Utilities and Features

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

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

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`5" x 6`10"	Living Room	Main	15`9" x 13`5"
Kitchen	Main	13`4" x 9`1"	Bedroom - Primary	Upper	13`8" x 13`5"
Bedroom	Upper	14`7" x 8`4"	Bedroom	Upper	12`2" x 8`5"
2pc Bathroom	Main	6`2" x 3`3"	4pc Bathroom	Upper	9`2" x 4`11"
Legal/Tax/Financial					

Condo Fee: <b>\$290</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC</b>
Legal Desc:	<b>0712114</b>	

# Remarks

Pub Rmks:	<b>Welcome to this beautifully maintained 3 bedroom corner townhome in the sought-after community of Panorama Hills. The main floor boasts a spacious living room, dining area, and well-appointed kitchen, complemented by a convenient half bath for guests. Upstairs, you'll find three inviting bedrooms and a full bath, perfect for family living. The unfinished basement offers endless potential for customization to suit your needs. Don't miss out on this fantastic opportunity—schedule your showing today!</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Century 21 Bravo Realty</b>

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









