



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

50
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**

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

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

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: \$290	Title: Fee Simple Fee Freq: Monthly	Zoning: DC
Legal Desc:	0712114	

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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







