

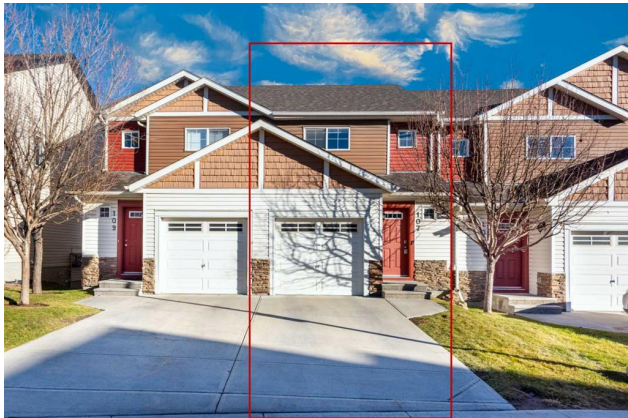


THE
A-TEAM

**RE/MAX
FIRST**

107 PANTEGO Lane, Calgary T3K 0T1

MLS®#: **A2177707** Area: **Panorama Hills** Listing Date: **11/06/24** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **1,313 sqft**
 Lot Shape:

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape**
 Park Feat: **Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,No Animal Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`10"	Dining Room	Main	8`11" x 7`3"
Kitchen	Main	8`5" x 8`8"	Living Room	Main	17`4" x 10`8"
4pc Bathroom	Second	5`0" x 8`6"	4pc Ensuite bath	Second	8`6" x 7`11"
Bedroom	Second	8`6" x 10`1"	Bedroom	Second	8`5" x 11`0"
Bedroom - Primary	Second	12`2" x 14`3"			

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

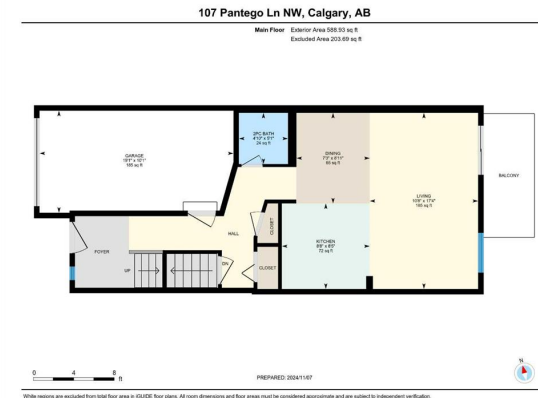
Legal Desc: **1014744**

Remarks

Pub Rmks: **WALK-OUT BASEMENT | ATTACHED GARAGE | PRIME PANORAMA HILLS LOCATION** Discover this beautifully maintained townhouse in the heart of Panorama Hills, offering the perfect blend of style and functionality. The main floor features an open-concept layout that's ideal for entertaining, with abundant natural light illuminating the sleek, modern kitchen. Enjoy a stylish backsplash, breakfast bar, stainless steel appliances, and ample counter space - perfect for all your cooking needs. Upstairs, the primary bedroom provides a relaxing retreat with a walk-in closet and private ensuite with a tub/shower combo. Two additional bedrooms offer flexibility for a home office, guest rooms, or a cozy den, with a second full bathroom completing the upper level. The walk-out basement is a blank canvas awaiting your creative touch, whether for a home gym, media room, or extra living space. With an attached garage, driveway, and plenty of storage, convenience is a key feature of this property. Located in a welcoming neighborhood with easy access to schools, shopping, dining, and major transportation routes, this townhouse has it all. Schedule your showing today and envision your life in this fantastic Panorama Hills home!

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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





107 Pantego Ln NW, Calgary, AB

1st Floor Exterior Area 655.95 sq ft
Excluded Area 13.37 sq ft



PREPARED: 2024/1/07

White regions are excluded from total floor area in CLS/ESE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

