



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 PANATELLA Way #1204, Calgary T3K 0R9**

MLS®#: **A2179470**

Area: **Panorama Hills**

Listing Date: **11/19/24**

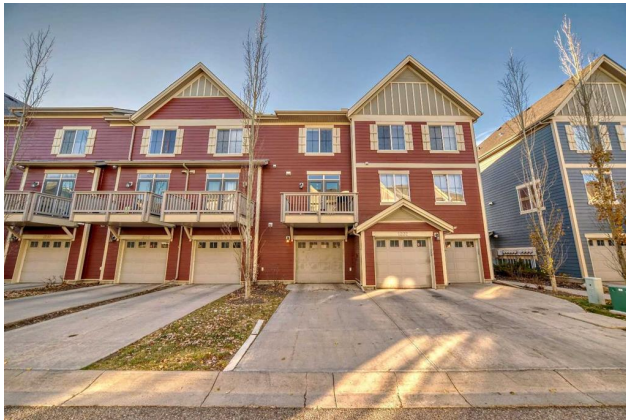
List Price: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **1,036 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener**

DOM

**32**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>12`9" x 13`8"</b>
<b>Kitchen With Eating Area</b>	<b>Second</b>	<b>15`7" x 11`3"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`7" x 9`7"</b>
<b>Balcony</b>	<b>Second</b>	<b>6`6" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>5`11" x 7`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>10`7" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`8" x 11`3"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`7" x 9`7"</b>
<b>Storage</b>	<b>Lower</b>	<b>8`5" x 3`6"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 7`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$357**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1012958**

Remarks

Pub Rmks: **Perfect for First-Time Buyers! This beautifully maintained three-bedroom townhouse with an attached double garage offers comfort, style, and convenience. Ideally located next to North Trail High School with quick access to Stoney Trail, this home is surrounded by parks, schools, shopping, entertainment, and a public transit terminal, ensuring unparalleled convenience. On the main floor, this townhouse offers a spacious double garage with a storage room. Upon entering through the south-facing main entry door, you are greeted by a well-sized foyer with a built-in closet, providing a warm and practical welcome. The second floor boasts an open-concept design with 9-ft ceilings, featuring a well-laid-out kitchen, dining area, and flexible space—ideal for a home office or study. A generously sized living room with large south-facing windows fills the space with natural light, making it perfect for relaxation and entertaining. A convenient 2-piece bathroom is also located on this level. Upstairs, the primary bedroom offers a private ensuite and a walk-in closet, providing a serene retreat. Two additional south-facing bedrooms share a four-piece bathroom, ensuring comfort and privacy for all family members. The laundry room, thoughtfully located on this level, adds to the home's convenience and functionality. Recent upgrades include hot water tank (2022), and washer (2023). Additionally, the air ducts have been professionally cleaned and carpet is just replaced, ensuring a fresh and move-in-ready home. This affordable townhouse is the perfect choice for first-time buyers or families looking for a low-maintenance, conveniently located home. Don't miss your chance to own this gem—schedule your showing today!**

Inclusions: **None**  
Property Listed By: **Homecare Realty Ltd.**

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

