



THE
A-TEAM

**RE/MAX
FIRST**

101 PANATELLA Square #502, Calgary T3K2R9

MLS®#: **A2179511**

Area: **Panorama Hills**

Listing Date: **11/15/24**

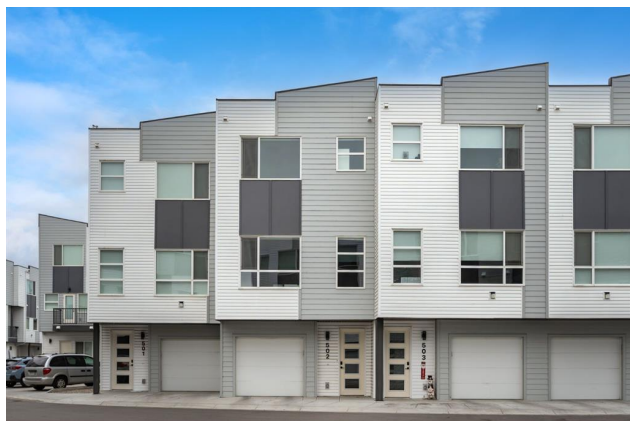
List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Private**
Park Feat: **Single Garage Attached**

DOM

6
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Basement	9`10" x 8`11"	4pc Ensuite bath	Basement	0`0" x 0`0"
Living Room	Main	16`5" x 16`4"	Dining Room	Main	10`1" x 12`5"
Kitchen	Main	10`7" x 12`2"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	13`7" x 11`4"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Second	10`3" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2210956**

Remarks

Pub Rmks: **Welcome to your dream home in the highly sought-after community of Panorama Hills, where convenience meets comfort. This beautifully designed townhome boasts a single attached garage, offering plenty of parking and storage space. As you step inside, you'll discover a thoughtfully placed bedroom on the main level, complete with a full bathroom and direct access to the backyard. This area is perfect for enjoying sunny days while children play, creating a warm and inviting setting. Upstairs, the open-concept living area welcomes you with an abundance of natural light streaming through large windows. The spacious living room is ideal for relaxing or entertaining, while the modern kitchen, featuring sleek stainless steel appliances, is a chef's dream. This level also includes a powder room and convenient laundry facilities. Step out onto the balcony from the kitchen, perfect for summer barbecues or simply soaking in the lively surroundings. The upper level offers two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private en-suite bathroom. A second well-appointed bathroom serves the additional bedroom, ensuring comfort and privacy for everyone. A versatile loft area completes this level, providing extra living space to suit your lifestyle. With its prime location and pristine condition, this property is a rare gem in today's market. Don't miss your chance to call this exceptional home your own!**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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





