

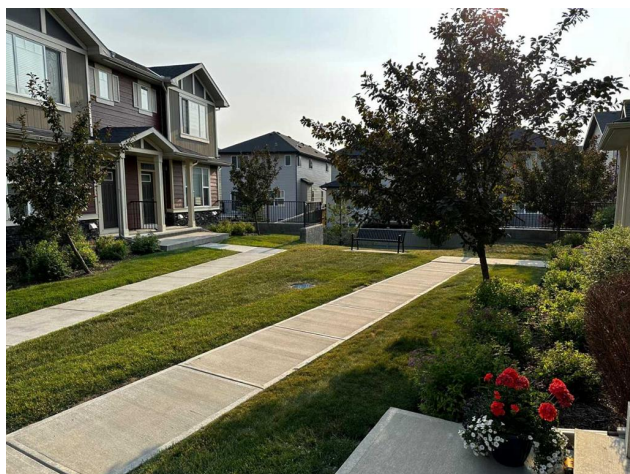


THE
A-TEAM

**RE/MAX
FIRST**

106 PANATELLA Walk, Calgary T3K 0Z3

MLS® #: **A2179659** Area: **Panorama Hills** Listing Date: **11/23/24** List Price: **\$478,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,342**
 Low Sqft:
 Ttl Sqft: **1,342**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 12`2"	Dining Room	Main	7`9" x 10`1"
Bedroom - Primary	Second	10`5" x 13`3"	Bedroom	Second	11`6" x 8`8"
4pc Bathroom	Second	4`10" x 8`11"	Kitchen	Main	13`0" x 13`9"
2pc Bathroom	Main	4`11" x 5`0"	3pc Ensuite bath	Second	5`4" x 8`9"
Bedroom	Second	9`7" x 10`0"	Laundry	Basement	5`1" x 5`11"

Foyer
Furnace/Utility Room

Main
Basement

6`11" x 5`3"
4`9" x 19`2"

Walk-In Closet

Second

5`5" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$321

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1412556**

Remarks

Pub Rmks: **Price reduced from \$505,000 of this beautiful 3-bedroom, 2.5-bathroom 2 storey townhouse in Panorama Hills. This home boasts several standout features, including low condo fees, double attached garage, and 9' ceilings on the main level. The prime location across from a park and playground enhances its appeal. The main level features tasteful engineered hardwood flooring and includes a well-appointed kitchen with quartz countertops, stainless steel appliances, and a large bar island, alongside a dining area that opens to a back balcony with a gas rough-in. The sun-drenched living room has huge windows and faces a south-facing courtyard. Upstairs, the master bedroom offers a 3-piece ensuite and a walk-in closet with window, with 2 more good-sized bedrooms and a 4-piece bathroom completing the upper level. The basement features a laundry room, a storage room, and access to the 19'8" x 19'2" double attached garage, which is large enough to park two full-size vehicles. Conveniently close to schools, shopping centers, public transit, Stoney Trail, the Vivo Centre and the new famous senior high school - North Trail High School, which offers a wide range of recreational activities and facilities. Don't miss the incredible value this home offers! Book your showing today for this huge price reduction town home!**

Inclusions:
Property Listed By: **n/a**
First Place Realty

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

