

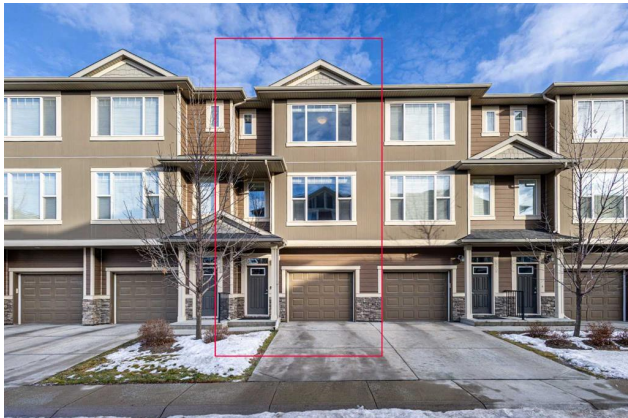


THE
A-TEAM

**RE/MAX
FIRST**

510 PANATELLA Walk, Calgary T3K 0Z3

MLS®#: **A2182975** Area: **Panorama Hills** Listing Date: **12/10/24** List Price: **\$449,900**
 Status: **Pending** 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:

Finished Floor Area
 Abv Sqft: **1,315**
 Low Sqft:
 Ttl Sqft: **1,315**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$276

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1412556

Remarks

Pub Rmks: **Welcome to this stunning 3-storey townhouse, perfectly situated on a peaceful street in the highly desirable NW community of Panorama Hills. Offering over 1,300 sq. ft. of thoughtfully designed living space, this home features 2 spacious bedrooms, 2.5 bathrooms, and a double attached tandem garage. The ground level welcomes you with an inviting foyer, providing direct access to the garage for added convenience. Upstairs, the open-concept main floor is perfect for modern living, seamlessly connecting the living room, dining area, and kitchen. The kitchen is a chef's dream, boasting sleek dark cabinetry, quartz countertops, stainless steel appliances, a large kitchen island, and a pantry. Step out onto the raised balcony just off the kitchen—ideal for relaxing, while enjoying the privacy of no rear neighbors. The upper level is designed with comfort in mind, offering two generously sized bedrooms, both with walk-in closets. The primary suite also includes a 3-piece ensuite. A 4-piece main bath and conveniently located laundry complete the top floor. This exceptional property ideally located near schools, parks, playgrounds, restaurants, and shopping, with easy access to Deerfoot Trail for stress-free commuting. Whether you're searching for the perfect family home or a savvy investment opportunity, this property is sure to impress. Don't miss out—schedule your private viewing today!**

Inclusions: n/a
Property Listed By: 2% Realty

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





