

100 PANATELLA Landing #202, Calgary T3K 0K8

MLS®#: **A2183562** Area: **Panorama Hills** Listing Date: **12/15/24** List Price: **\$335,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **771**
 Low Sqft:
 Ttl Sqft: **771**

DOM
6
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Landscaped,Street Lighting,Paved,Treed**
 Park Feat: **220 Volt Wiring,Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **In Floor,Hot Water,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Balcony,Lighting,Playground** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Solar Tube(s),Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`11" x 14`0"	Kitchen With Eating Area	Main	11`10" x 13`5"
Bedroom - Primary	Main	10`10" x 13`6"	Laundry	Main	4`10" x 3`9"
4pc Bathroom	Main	4`11" x 8`0"	Flex Space	Main	9`4" x 11`3"
Storage	Upper	3`4" x 3`11"	Entrance	Lower	3`7" x 4`9"
Balcony	Main	7`5" x 8`1"			

Legal/Tax/Financial

Condo Fee:
\$215

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0811355**

Remarks

Pub Rmks: **Welcome to this stunning SW-facing corner unit that offers an abundance of natural light, privacy, and offering a unique blend of space and style! This bright and spacious 1-bedroom + flex room home boasts vaulted ceilings in the large living room, a skylight in the flex room (perfect as an office or guest room), and maintenance free luxury vinyl plank flooring. The kitchen is roomy and functional with large pantry, while the in-floor heating adds year-round comfort. Enjoy privacy in this corner unit, overlooking a kid's play area, with privacy directly behind. Convenience abounds with in-suite laundry, ample storage, and a fresh coat of paint on walls, baseboards, and doors! Located in a desirable area within walking distance to schools, scenic pathways, shopping, groceries, and dining. Commuting is effortless with easy access to Stoney Trail and other major routes. Whether you're a first-time buyer or looking to downsize, this home combines comfort, practicality, and location seamlessly. Don't miss your opportunity to call it home!**

Inclusions:
Property Listed By: **Electric fireplace entertainment unit.
Century 21 Bravo Realty**

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









