



THE
A-TEAM

**RE/MAX
FIRST**

92 PANTEGO Lane, Calgary T3K 0T1

MLS®#: **A2187758**

Area: **Panorama Hills**

Listing Date: **01/19/25**

List Price: **\$489,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **1,560 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Outdoor Grill,Playground**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 10`3"
Dining Room	Main	12`8" x 10`0"
Pantry	Main	3`11" x 3`3"
Bedroom - Primary	Second	10`9" x 10`3"
Bedroom	Second	8`9" x 8`6"
4pc Bathroom	Second	8`8" x 4`10"

Room	Level	Dimensions
Kitchen	Main	13`6" x 10`0"
Foyer	Main	6`6" x 3`6"
2pc Bathroom	Main	7`11" x 2`11"
4pc Ensuite bath	Second	8`3" x 5`10"
Bedroom	Second	9`3" x 8`3"
Furnace/Utility Room	Basement	17`4" x 9`4"

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1014744**

Remarks

Pub Rmks: **This charming 2-storey unit home in Panorama Hills is immaculately maintained by its original owners. This unit offers modern living with a spacious, open-concept main floor featuring laminated wood flooring throughout. The spacious kitchen has a center island flowing seamlessly into the dining and living areas. Upstairs, you'll find 3 Bedrooms all of good sizes. The primary bedroom has a walk-in closet and a 4-piece ensuite for added comfort. Laundry area is in the basement. The property also includes a single attached garage, with extra parking. Perfectly located close to amenities, this home blends style and practicality for everyday living!**

Inclusions:
Property Listed By: **None**
Real Estate Professionals Inc.

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







