



THE
A-TEAM

**RE/MAX
FIRST**

264 PANTEGO Lane, Calgary T3K 0T1

MLS® #: **A2190070**

Area: **Panorama Hills**

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

List Price: **\$488,900**

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: **1,323 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,238**
Low Sqft:
Ttl Sqft: **1,238**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`11" x 13`9"	Living Room	Main	17`3" x 10`3"
Dining Room	Main	7`5" x 9`1"	Kitchen	Main	8`6" x 9`2"
2pc Bathroom	Main	5`1" x 4`8"	Pantry	Main	3`2" x 1`10"
Bedroom	Upper	8`5" x 10`1"	Bedroom	Upper	8`5" x 10`11"
4pc Bathroom	Upper	4`11" x 8`6"	Bedroom - Primary	Upper	12`2" x 14`2"

4pc Ensuite bath

Upper

8`5" x 7`5"

Walk-In Closet
Legal/Tax/Financial

Upper

3`1" x 5`8"

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1014744**

Remarks

Pub Rmks: **Good starter home or investment property. Sunny back yard backing on a courtyard green space and walking distance to school, welcome to this cozy townhouse located in the heart of Panorama Hills. This beautiful home features 3 good size bedrooms up, master bedroom with 4 pieces ensuite, total 2.5 bathrooms, large living room with vinyl flooring, spacious kitchen and dining area, sliding door to patio and to the courtyard, spacious basement with laundry area and waiting for your personal development, and attached front garage. It is close to schools, shopping, restaurants, public transit, playground, and easy access to major roads. ** 264 Pantego Lane NW ****

Inclusions: **N/A**

Property Listed By: **Century 21 Bravo Realty**

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









