



THE
A-TEAM

**RE/MAX
FIRST**

552 PANATELLA Walk, Calgary T3K0Z4

MLS®#: **A2196523** Area: **Panorama Hills** Listing Date: **02/24/25** List Price: **\$450,000**
 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: **Rectangular Lot**
 Park Feat: **Driveway,Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,180**
 Low Sqft:
 Ttl Sqft: **1,180**

DOM

0

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 12`0"
Dining Room	Main	11`5" x 8`5"
Bedroom - Primary	Third	11`5" x 10`3"
Bedroom	Third	8`6" x 7`10"
Laundry	Third	5`0" x 2`11"

Room	Level	Dimensions
Kitchen	Main	12`11" x 9`11"
2pc Bathroom	Main	5`0" x 4`11"
3pc Ensuite bath	Third	8`2" x 5`3"
Bedroom	Third	9`1" x 8`10"
4pc Bathroom	Third	8`10" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$282

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1412556**

Remarks

Pub Rmks: **Welcome to this beautiful 3 bedroom, 2.5 bathroom townhome located in the desirable community of Panorama Hills. At grade level, you will find your single attached tandem garage which leads to both your mechanical/furnace room, and the full flight of stairs which takes you to your main level living space. On the same level you will find a generously sized living room that is perfect for entertaining, with large windows that provide plenty of natural light. The main level is completed with wood floors adding a touch of warmth and elegance to the space, an open concept spacious kitchen with stainless steel appliances, an island with quartz countertops, and plenty of cupboard space, just off the kitchen is the bright and airy dining room, which leads out to your back deck through the backdoor, a great place to enjoy hanging out with friends and family in the summer. Upstairs, you'll be greeted by 2 good-sized secondary bedrooms that can also be used as a home office, 4pc bathroom is conveniently located adjacent to these bedrooms. Further down the hall and past your upstairs laundry, you'll find the bright and sunny master bedroom featuring a large walk-in closet and 3pc ensuite bathroom. This townhome is located close to shopping, the Vivo recreation centre, library, groceries, and easy get away via Stoney Trail and Deerfoot. Don't miss out on this fantastic opportunity to own a beautiful townhome in the sought-after community of Panorama Hills.**

Inclusions: **NA**
Property Listed By: **D Gees Realty Inc.**

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







