



THE
A-TEAM

**RE/MAX
FIRST**

111 PANATELLA Park, Calgary T3K 6L5

MLS® #: **A2197609** Area: **Panorama Hills** Listing Date: **02/27/25** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,256**
 Lot Information
 Lot Sz Ar: **1,372 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,256**

DOM

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

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn**
 Park Feat: **Assigned,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$363** Title: **Fee Simple** Zoning: **M-G**
 Fee Freq: **Monthly**

Legal Desc: **0512905**

Remarks

Pub Rmks: **This immaculate END UNIT offers exceptional value with over 1,656 sq ft of developed living space, 3 outdoor parking stalls and a prime location facing a green space. Inside, you're welcomed by beautiful HARDWOOD FLOORS and an ABUNDANCE OF NATURAL LIGHT, creating a warm and inviting atmosphere. The open-concept layout is ideal for entertaining, with a kitchen that boasts upgraded maple cabinets, black appliances, a raised eating bar and a corner walk-in pantry. The spacious dining area, with sliding patio doors, leads to a private back deck perfect for evening BBQs. Upstairs, a large skylight fills the space with natural light leading to TWO PRIMARY BEDROOMS each with its own ensuite bathroom and walk-in closet. As an end unit, additional west-facing windows bring even more sunlight throughout. The fully developed lower level features a cozy family room with additional space for a 3rd bedroom, office space or workout area; complete with oversized windows, a bathroom rough-in and ample storage. Located close to shopping, schools, Vivo Rec Center, movie theatres, transit and all amenities. Easy access to Stoney Trail and Deerfoot. With 3 outdoor parking stalls (2 titled and 1 assigned), this fantastic home is a must-see!**

Inclusions: **None**

Property Listed By: **Property Solutions Real Estate Group Inc.**

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









