



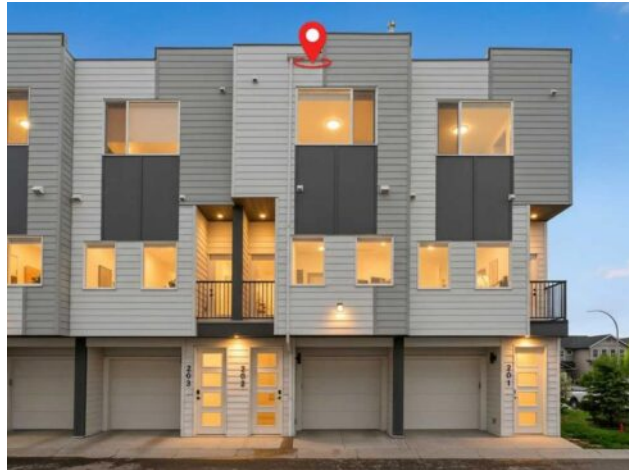
**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

202, 101 Panatella Square NW  
Calgary, Alberta

MLS # A2314586



**\$400,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 264
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE Saturday June 20th 1pm-3pm. This immaculate, move-in-ready home offers 1246 sq. ft. of contemporary living space, featuring 2 bedrooms, 3 bathrooms, and an attached garage. The bright, open-concept main floor boasts wide-plank vinyl flooring, large windows, and seamless flow between the living and dining areas. A chef-inspired kitchen shines with quartz countertops, stainless steel appliances, full-height cabinets up to the 9 foot ceilings, and direct access to a private balcony. Upstairs hosts convenient laundry and two spacious bedrooms, including a primary retreat with dual closets and a private ensuite. The covered rear patio is private and offers additional space to relax. Residents enjoy access to premium community amenities, including a private resident's club with a splash park, sports courts, and playgrounds. Located just minutes from golf, shopping, and the Vivo Recreation Centre.