



**90 Pantego Lane NW**  
**Calgary, Alberta**

**MLS # A2316923**

**\$395,000**



<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to this bright, beautifully maintained townhouse tucked away in a quiet and private location within the highly sought-after community of Panorama Hills. With fresh updates, a functional layout, and a newly reduced price, this is an opportunity savvy buyers won't want to miss. Step inside to discover a freshly painted interior filled with natural light and an inviting open-concept design. The updated kitchen is both stylish and practical, featuring quartz countertops, new sinks and faucets, ample cabinetry, and seamless flow into the spacious living and dining areas—perfect for entertaining or simply enjoying everyday life. One of the standout features of this home is the peaceful outdoor space. Enjoy your morning coffee or evening unwind on the private deck with no neighbours directly behind, offering a level of privacy that's hard to find in townhouse living. Upstairs, two generously sized bedrooms each feature their own private ensuite bathroom, creating an ideal setup for first-time buyers, professionals, roommates, guests, or small families seeking comfort and flexibility. The unfinished basement offers abundant storage and future development potential, while the single attached garage provides convenience and security year-round. Adding even more value, the well-managed complex features brand-new shingles, beautifully maintained grounds, responsive management, and affordable condo fees of just \$342.36 per month. Located close to schools, shopping, restaurants, parks, transit, and major routes, this home combines location, lifestyle, and affordability in one exceptional package. Whether you're a first-time buyer, downsizer, or investor, this is your chance to secure a move-in-ready home in one of Northwest Calgary's most desirable communities—now at an even more attractive price.