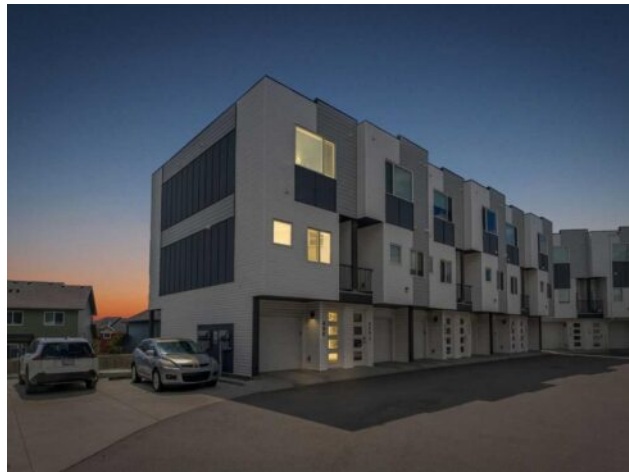




**406, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2319099



\$425,000

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,216 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 264
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions: n/a

END UNIT CORNER TOWNHOUSE | ATTACHED GARAGE | MODERN FINISHES | LIGHT AND BRIGHT | LOCATED IN DESIRABLE PANORAMA HILLS | Welcome to this beautiful corner townhouse in the highly desirable and established NW community of Panorama Hills. Featuring an attached garage, modern finishes, and a bright open-concept layout, this home offers both comfort and convenience. Step inside and immediately appreciate the abundance of natural sunlight that fills the main living area. The spacious kitchen is equipped with stainless steel appliances, ample cabinet space, and a functional layout that makes meal preparation effortless. The adjacent dining area creates the perfect setting for entertaining family and friends while staying connected to the heart of the home. The bright and inviting living room provides plenty of space to relax and unwind after a long day. Enjoy your morning coffee or evening relaxation on the private balcony, offering a great spot to take in the fresh air. The main level is completed by a convenient 2-piece bathroom. Upstairs, you'll find a spacious primary bedroom featuring a good-sized closet and a private 4-piece ensuite. The second bedroom is generously sized and ideal for family, guests, or a home office. This level also includes a full 4-piece bathroom and the convenience of in-suite laundry. Located close to shopping plazas, schools, parks, and numerous amenities, this home offers an unbeatable location. With quick access to Stoney Trail and Harvest Hills Boulevard, commuting throughout the city is a breeze. Don't miss this fantastic opportunity to own a stylish and well-maintained townhouse in one of Calgary's most sought-after communities.