



GRASSROOTS
REALTY GROUP

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209, 101 Panatella Square NW
Calgary, Alberta

MLS # A2322593

\$399,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,205 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to a well maintained bright and inviting 2 BED 2.5 BATH townhome in sought-after Panorama Hills, designed with contemporary living in mind. This three-level residence maximizes natural sunlight from multiple exposures, creating warm and welcoming spaces throughout. Lower Floor comes with a single attached garage and stairs leading to upstairs. Main Floor- The heart of the home features an open-plan design connecting the living, dining, and kitchen areas. The kitchen comes equipped with stainless appliances and quartz countertop. Good size windows bathe this level in sunlight, while a second powder room adds functionality. Upper Level- Spacious owner's suite with private ensuite bathroom Additional bedroom with generous proportions. Full 3-piece bathroom, In-suite laundry for ultimate convenience throughout Contemporary finishes in excellent condition Visitor parking close by. Walking distance to parks, trails, and elementary schools. This meticulously cared-for home is move-in ready and waiting for its next owner. Schedule your viewing today before it's gone!. Virtual photos used for demo only