



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**22 Panatella Park NW**  
**Calgary, Alberta**

**MLS # A2324025**



**\$420,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                         |               |                   |
| <b>Type:</b>     | Residential/Four Plex                  |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,255 sq.ft.                           | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall, Titled                |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                              |               |                   |
| <b>Lot Feat:</b> | Few Trees, Front Yard, Rectangular Lot |               |                   |

|                    |                                                                                                  |                   |         |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                                                       | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                                                                    | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | \$ 412  |
| <b>Basement:</b>   | Full                                                                                             | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding                                                                                     | <b>Zoning:</b>    | M-G d45 |
| <b>Foundation:</b> | Poured Concrete                                                                                  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |                   |         |

**Inclusions:** N/A

Welcome home! It's not often you find a home that offers this combination, location, and style, in an end unit townhome in the highly sought-after community of Panorama Hills. This beautifully updated 3-bedroom, 1.5 bathroom home is truly move-in ready. As you arrive, you'll appreciate the large covered front porch. and convenient parking with two stalls out back and extra street parking, Step inside and immediately notice the bright, modern feel created by the open layout and modern look. The main floor is open and inviting, featuring durable laminate flooring, and an abundance of natural light. The kitchen is sure to impress with granite countertops, eat up island, tons of cabinets, and a corner pantry, with a modern black tile backsplash, and upgraded lighting through out. Upstairs and you'll find a bright and open hallway flooded with natural light. The spacious primary retreat offers plenty of room for your king-sized furniture, a generously sized walk-in closet. Two additional bedrooms are both generously sized, making them perfect for growing children, teenagers, guests, or a home office. Completed by a four piece bathroom. The unfinished basement provides a fantastic opportunity to create additional living space tailored to your family's needs. The space already includes roughed-in bathroom. Topped off with an amazing location, quiet street, but walking distance to schools and shopping. Call today for your own private viewing!