



GRASSROOTS
REALTY GROUP

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142 Panatella Park NW
Calgary, Alberta

MLS # A2325398



\$379,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		



Heating:	Central	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Vacant and available for immediate possession! Step inside to an open flooring concept main floor that flows seamlessly from the front entrance to the kitchen, creating a spacious and welcoming atmosphere. The large living room is ideal for relaxing, entertaining, or enjoying time throughout the day. Upstairs, you'll find TWO PRIMARY bedrooms, each with its own private 4-piece ensuite bathroom—perfect for families, roommates, or guests who value both comfort and privacy. The 90% finished basement offers flexible space that can be tailored to your needs, whether it's a home office, gym, or recreation area. A major recent upgrade includes a brand NEW hot water tank, replaced in 2023, providing added efficiency and peace of mind. An assigned parking stall is conveniently located directly in front of the home, providing easy everyday access. This home is conveniently located near a variety of amenities including restaurants, supermarkets, banks, the VIVO recreation centre, and the Panorama Hills Community Centre. What truly makes this community one of Calgary's most desirable is its access to several schools—from elementary to high school—all just minutes away. With excellent transit options and quick access to Stoney Trail and Country Hills Boulevard, this townhouse delivers both comfort and convenience. In addition, this unit permits short-term rentals, including Airbnb, subject to condominium rules and policies —making it a fantastic opportunity for investors or homeowners looking to offset their mortgage. Don't miss your chance—schedule a viewing today before it's gone!