

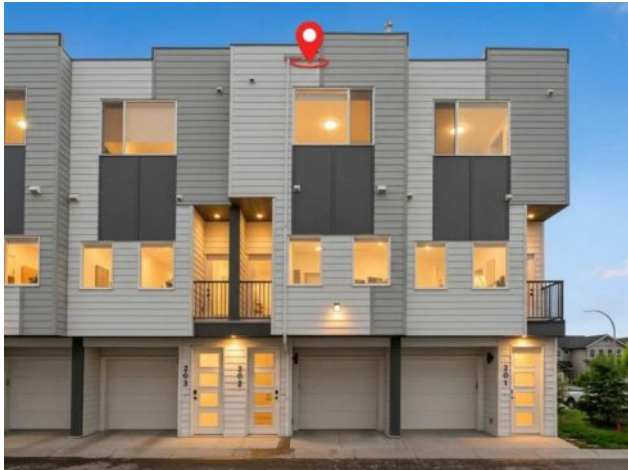


GRASSROOTS
REALTY GROUP

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202, 101 Panatella Square NW
Calgary, Alberta

MLS # A2333315



\$389,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,246 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 264
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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This immaculate, move-in-ready home offers 1246 sq. ft. of contemporary living space, featuring 2 bedrooms, 3 bathrooms, and an attached garage. The bright, open-concept main floor boasts wide-plank vinyl flooring, large windows, and seamless flow between the living and dining areas. A chef-inspired kitchen shines with quartz countertops, stainless steel appliances, full-height cabinets up to the 9 foot ceilings, and direct access to a private balcony. Upstairs hosts convenient laundry and two spacious bedrooms, including a primary retreat with dual closets and a private ensuite. The covered rear patio is private and offers additional space to relax. Residents enjoy access to premium community amenities, including a private resident's club with a splash park, sports courts, and playgrounds. Located just minutes from golf, shopping, and the Vivo Recreation Centre.