



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

137 Pantego Lane NW
Calgary, Alberta

MLS # A2334955



\$424,900

Division:	Panorama Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 355
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, Quartz Counters, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: NA

END UNIT | WALKOUT BASEMENT | 3 BEDROOMS | 2.5 BATHROOMS | RECENTLY UPDATED | SINGLE ATTACHED GARAGE | IMMEDIATE POSSESSION Welcome to 137 Pantego Lane NW, a bright and beautifully updated end-unit townhome offering approximately 1,260 sq. ft. of comfortable living space in the desirable community of Panorama Hills. With three bedrooms, 2.5 bathrooms and an unfinished walkout basement, this move-in-ready home offers a functional layout with excellent potential for future development. Recent updates include fresh paint, new flooring, quartz countertops and stainless steel kitchen appliances, creating a clean and contemporary feel throughout. The open-concept main floor connects the kitchen, dining and living areas, making it well suited for everyday living and entertaining. Additional side windows provided by the end-unit location fill the home with natural light and offer added privacy. Upstairs are three well-sized bedrooms, including a spacious primary bedroom with its own private ensuite. Two additional bedrooms and another full bathroom provide a practical layout for families, guests or a home office. The unfinished walkout basement offers direct outdoor access and plenty of opportunity to create a recreation room, gym, office or additional living space tailored to your needs. A single attached garage and full driveway provide parking for two vehicles. Conveniently located close to parks, pathways, schools, shopping, transit and major roadways, this updated townhome is available for immediate possession.