



GRASSROOTS
REALTY GROUP

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17 Panatella Villas NW
Calgary, Alberta

MLS # A2335375



\$369,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Well-maintained 3-bedroom townhouse with low condo fees come with garage! This bright and inviting home offers a functional open-concept floor plan, featuring a spacious kitchen with ample cabinetry, a dining area, half bath, and a comfortable living room with patio doors leading to a private patio overlooking green space—perfect for relaxing or entertaining. The upper level boasts a generous primary bedroom, two additional well-sized bedrooms, and a 4-piece main bathroom, providing plenty of space for the whole family. The unfinished basement includes a laundry area and offers excellent potential for future development, allowing you to customize the space to suit your needs. Ideally located close to schools, parks, walking trails, public transit, shopping, and a variety of amenities, this move-in-ready home is an excellent opportunity for first-time buyers, families, or investors. Don't miss your chance to own this fantastic property!