



GRASSROOTS
REALTY GROUP

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31 PANTEGO Lane NW
Calgary, Alberta

MLS # A2223947



\$459,900

Division:	Panorama Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Partially Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: .

Well maintained CORNER townhome in the heart of Panorama Hills with DOUBLE ATTACHED GARAGE. Fronting onto green space, this dual primary suite home offers 2 spacious bedrooms with walk-in closets and ensuites, 2.5 bathrooms, and a heated double attached garage. The bright, open-concept main floor features a well-appointed kitchen with a large island, a dining area overlooking the landscaped courtyard, and a cozy living room with access to a covered balcony.. The lower level features the laundry/mudroom, access to utilities, and direct entry to the heated garage. Excellent school options nearby, including Panorama Hills School (K–6), Captain Nichola Goddard School (6–9), and Notre Dame High School (10–12) — all just minutes away. With quick access to Stoney Trail, Deerfoot Trail, shopping, parks, Vivo Rec Centre, and Cross Iron Mills, this home delivers lifestyle and convenience. Well-priced, well-presented — don't miss your chance to call Pantego Lane NW home!