



GRASSROOTS
REALTY GROUP

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**701, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2235411



\$515,000

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,734 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: n/a

Welcome to this rare 3-storey duplex-style townhouse in the heart of Panorama Hills, one of Calgary's most sought-after communities. This beautifully designed home offers 3 spacious bedrooms and 3 full bathrooms, thoughtfully laid out to provide comfort, style, and functionality for the modern family. Step inside to a bright and open main floor featuring a large living room with direct access to a private balcony, perfect for relaxing or entertaining. The chef's kitchen is equipped with a central island and seamlessly connects to the dining area. A full bedroom and 4-piece bathroom on this level provide flexible living options for guests or multi-generational families. Upstairs, you'll find two primary suites, each complete with their own walk-in closets and private 4-piece ensuite bathrooms. The upper level also features a convenient laundry area, adding to everyday ease. The lower level offers a generous storage space and access to the tandem double garage, giving plenty of room for your vehicles and gear. Located in a vibrant and family-friendly neighborhood, this home is just minutes from schools, parks, shopping centers, and major roadways. Whether you're a first-time buyer or looking to upsize, this is a rare opportunity to own a stylish and low-maintenance home in a prime location.