



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

90 Panatella Villas NW
Calgary, Alberta

MLS # A2235847



\$430,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 290
LLD:	-
Zoning:	DC (pre 1P 2007)
Utilities:	-

Inclusions: na

Welcome to this beautifully 2-bedroom, 2-bathroom townhouse in the sought-after community of Panorama Hills! Conveniently located near shopping, schools, parks, and public transit, this home offers the perfect blend of comfort and accessibility. Step inside to find a bright and spacious main floor featuring a modern kitchen, stainless steel appliances, a cozy living room, and a walkout patio, perfect for enjoying your morning coffee or evening relaxation. Upstairs, you'll discover two generously sized bedrooms and a stylish 4-ensuite piece bathroom. This move-in-ready home is ideal for families, first-time buyers, or investors. Don't miss out on this fantastic opportunity.