



GRASSROOTS
REALTY GROUP

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**250 Pantego Lane NW
Calgary, Alberta**

MLS # A2237653



\$425,000

Division:	Panorama Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full, Unfinished	LLD:	-
Exterior:	Asphalt, Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan		

Inclusions: Smart thermostat, Smart garage opener, Doorbell camera

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY AUGUST 9 AND SUNDAY AUGUST 10 FROM 2-5PM**** Welcome to this sunlit, beautifully updated corner unit townhome, perfectly located in the heart of desirable Panorama Hills. Nestled directly along a quiet green space in the centre of the complex, this unit offers the rare advantage of an expansive back patio where kids can safely play while remaining within easy view from your kitchen or living room—a feature that sets this home apart. As you step inside, you're greeted by fresh neutral paint and updated flooring that includes brand new vinyl in the living room, adding warmth and style to the space. The main floor boasts a functional and spacious open-concept layout, ideal for modern living. The bright kitchen features ample cabinetry, a large wraparound counter with breakfast bar seating, and generous prep space for meals and entertaining. Extra windows throughout the main floor bring in abundant natural light, giving the entire area a welcoming, airy feel. Adjacent to the kitchen is a cozy dining nook and a spacious living room that overlooks the green belt, offering serene views and direct patio access. Upstairs, the thoughtful layout continues with a private primary retreat complete with a walk-in closet and its own 3-piece ensuite bath. Two additional well-sized bedrooms are located just down the hall, perfect for children, guests, or a home office, and are complemented by a second full bathroom. The single attached garage adds everyday convenience, along with a private driveway for additional parking. The lower level is undeveloped and provides a blank canvas for future expansion—whether you're dreaming of a home gym, media room, or additional bedroom. Situated in a quiet, well-managed complex, this home is ideally positioned just steps from scenic walking paths, playgrounds,

and lush parks. It's also a short 15-minute walk to shopping, restaurants, and other everyday conveniences. The location is unbeatable for families with schools and community amenities all close by, yet it still offers the peace and green space of suburban living. This is a fantastic opportunity to own a move-in-ready home in one of NW Calgary's most sought-after communities—don't miss it!