



GRASSROOTS
REALTY GROUP

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**101, 40 Panatella Landing NW
Calgary, Alberta**

MLS # A2241128



\$309,999

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	744 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	N/A
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Welcome to this beautifully maintained 2-bedroom, 1-bathroom bungalow townhome in the highly sought-after community of Panorama Hills NW. Offering the perfect blend of comfort and convenience, this single-level unit is ideal for small families, seniors, first-time buyers, or anyone looking to enjoy low-maintenance living in a vibrant neighbourhood. Step inside to a bright, open-concept layout featuring a spacious living area, well-appointed kitchen, and cozy dining space. The two generously sized bedrooms offer plenty of natural light and flexibility for various lifestyles. Enjoy the ease of single-level living with no stairs and the benefit of low condo fees for added affordability. Recent upgrades include freshly painted walls, doors, baseboards and trims, new living room flooring, and brand new countertops in the kitchen and bathroom. Located just steps from parks, schools, shopping, public transit, and Panorama Hills' top amenities, including the community centre, walking paths, and recreation options. This is a fantastic opportunity to own in one of Calgary's most desirable NW communities! Don't miss your chance—schedule your showing today! Directions: