



GRASSROOTS
REALTY GROUP

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

169 Pantego Lane NW
Calgary, Alberta

MLS # A2241456



\$465,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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Welcome to Pantego Lane, a well-maintained townhouse offering comfort, functionality, and incredible value in the desirable community of Panorama Hills. This walk-out unit features over 1,200 square feet of thoughtfully designed living space, with 3 bedrooms, 2.5 bathrooms, and a single attached garage—making it a perfect fit for first-time buyers, young families, or savvy investors. The main floor offers a bright, open layout that includes a spacious living room with sliding doors leading to a private balcony—ideal for relaxing or entertaining. The kitchen provides ample cabinet space and flows nicely into a generously sized dining area, perfect for both everyday living and hosting guests. Downstairs, the unfinished walk-out basement offers excellent potential for future development. With a large window and direct access to the outdoors, it's a versatile space ready to be customized to your needs—whether it's a home office, workout area, or additional living space. Upgrades include new flooring, fresh paint, modern light fixtures, new countertops throughout and so much more! Situated in the heart of Panorama Hills, this home is close to everything you need—schools, playgrounds, shopping, public transit, and major roadways. Low condo fees also include the annual Panorama Hills Community Association fee, giving you access to recreational facilities, events, and green spaces throughout the neighbourhood. This is an ideal opportunity to own a clean, move-in-ready townhouse in one of NW Calgary's most family-friendly communities. Don't miss it!