



GRASSROOTS
REALTY GROUP

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**#105, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2242958



\$499,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,587 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 229
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to this stunning corner unit in Panorama hills, offering exceptional natural light and a modern open-concept layout. As you enter on the main level, you'll find a spacious bedroom, a convenient half bathroom, and access to the attached single garage. Upstairs, enjoy a bright and airy living room, dining area, and well-appointed kitchen featuring stainless steel appliances and a kitchenette-style countertop. A second half bathroom is also located on this level, with large windows bringing in plenty of sunlight. The top floor boasts a generous primary bedroom with ensuite, a second bedroom, a full bathroom, and a laundry room for added convenience. This beautifully maintained home features vinyl plank flooring throughout, a modern finish, and is in near-new condition. Additional highlights include: • Plenty of parking, including in front of the unit • Attached rear garage with rear entrance access • Close proximity to parks, walking paths, and elementary schools Don't miss your chance to own this exceptional property in one of Panorama's most desirable communities. Book your showing today—this one won't last!