



GRASSROOTS
REALTY GROUP

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522 Panatella NW
Calgary, Alberta

MLS # A2246952



\$449,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,188 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Three storey townhome located in the desirable community of Panorama Hills. This home offers 3 bedrooms, 2.5 baths and a single attached tandem garage which leads to mechanical/furnace room. The staircases leads you to the upper level that has 9 ft ceiling. A generously sized living room with large windows that provide plenty of natural light. Open kitchen with plenty of cupboard space, a quartz counter tops & island, full package of appliances that includes a brand new stove. A door off the dining area leading to a 14.5 x 7 ft balcony with railing. This level is completed with hardwood floors, a 2 pc bath & a pantry for extra storage. Upstairs, You will find a laundry area, 2 good-sized bedrooms, a 4pc bathroom is conveniently located adjacent to these bedrooms. The master bedroom featuring a large walk-in closet and 3pc ensuite bathroom. This townhome is located close to the new North Trail High School, public transportation, grocery stores, coffee shops, the Vivo recreation centre that has an indoor park, library, and easy get away via Stoney Trail and Deerfoot. This is a great buy.