



**GRASSROOTS**  
REALTY GROUP

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**236 Pantego Lane NW**  
**Calgary, Alberta**

**MLS # A2248426**



**\$439,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks		

<b>Inclusions:</b>	NA
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At the end of a quiet row of homes sits a bright and beautifully maintained 3-bedroom end-unit townhome, perfectly positioned with a west-facing front and an east-facing backyard to capture light throughout the day. Step inside and you’re greeted by a welcoming main floor, where sunlight pours into the open layout that connects the living room, dining area, and kitchen—an ideal space for both everyday living and entertaining. A convenient 2-piece bathroom and direct access to the attached garage add ease and functionality. Upstairs, the spacious primary bedroom becomes your retreat, complete with a walk-in closet and 3-piece ensuite. Just beyond the hallway, you’ll find a charming reading perch—a cozy spot for quiet moments—along with two additional bedrooms and a full bathroom, offering flexibility for family or guests. The unfinished basement offers endless potential, whether you imagine a home theatre, gym, or recreation room. Outside, enjoy the privacy of a greenbelt backyard, while the large shared pavilion at the front is perfect for neighborhood gatherings and community events. With an attached garage, parking is effortless. The location couldn’t be more convenient—walking distance to Captain Nicholas Goddard School, zoned for North Trail High School with AP programs, and close to major shopping like Superstore and Home Depot. Vivo Rec Centre and Landmark Cinemas are also just minutes away. This home balances comfort, functionality, and location—ready to welcome its next chapter.