

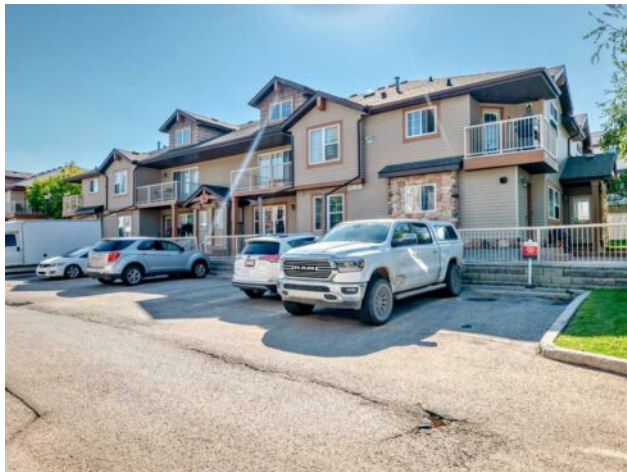


**GRASSROOTS**  
REALTY GROUP

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**105, 90 Panatella Landing NW  
Calgary, Alberta**

**MLS # A2251823**



**\$274,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Paved, See Remarks, Street Lighti		

<b>Heating:</b>	In Floor
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 220
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** None

105, 90 Panatella Landing NW &mdash; Panorama Hills 2-Bed Bungalow-Style Townhome | RMS 744.6 sq ft Smartly sized and move-in ready, this ground-floor, single-level townhome offers one of the most efficient footprints in Panatella Landing at 744.6 sq ft (RMS). The layout makes every square foot count: an open kitchen with island and pantry, bright living/dining area, two comfortable bedrooms, a full 4-pc bath, in-suite laundry, and a bonus storage room. Everyday conveniences you'll appreciate Private front entrance&mdash;no hallways to navigate Assigned surface parking stall (with winter plug-in in this development) steps from your door Professional management by C-Era Property Management for low-maintenance living Complex & community perks Panatella Landing townhomes are known for hands-off condo care (common area maintenance, building insurance, professional management, reserve fund contributions, snow removal), visitor parking and a playground on site. You're minutes to schools, parks, shopping, transit, and have quick access to Stoney Trail for an easy NW commute. Panorama Hills community amenities add year-round recreation options. Why this home works&mdash;for almost everyone First-time buyers & downsizers: right-sized, single-level living keeps costs and upkeep in check. Investors: 2-bed demand, strong NW location, and condo management make for a practical rental. Lock-and-leave lifestyle: low-maintenance exterior and convenient ground-floor access. ?Booking your viewing now