



GRASSROOTS
REALTY GROUP

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90 Pantego Lane NW
Calgary, Alberta

MLS # A2259098



\$420,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 342
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Window Coverings

Welcome to this charming 2-bedroom townhouse tucked away in a quiet location in desirable Panorama Hills. Perfectly situated close to schools, shops, and countless amenities, this home offers both comfort and convenience. The entire property has been freshly painted and features new blinds, an open-concept main level with updated quartz countertops, new sinks and faucets, and plenty of natural light from large windows. A handy main floor half bath adds everyday functionality, while the kitchen opens to a private deck where you can enjoy the sunshine with no neighbours behind you for added privacy. Upstairs, you'll find two spacious bedrooms, each with its own private ensuite, ideal for roommates, guests, or a growing family. The unfinished basement provides plenty of storage space and is ready for your personal touch, while a convenient stackable washer/dryer completes the layout. The property also includes a single attached garage, offering secure parking and additional storage. This well-managed complex offers an affordable condo fee of \$342.36/month, with responsive management and beautifully maintained grounds. A wonderful opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance property in a fantastic NW Calgary community.