



GRASSROOTS
REALTY GROUP

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**106, 20 Panatella Landing NW
Calgary, Alberta**

MLS # A2263335



\$258,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 740 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Street Lighting, Treed | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | In Floor, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 220 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Storage, Tankless Hot Water, Vinyl Windows | | |

Inclusions: N/A

*** #106-20 Panatella Landing NW *** two bedroom bungalow style townhouse in desired community Panorama Hills . Very convenient location , Easy access to ring road , walk to shopping center including Save on food , Tim Hortons , TD bank and restaurants , walk to school and playground , G6-G9 school is just across the street . This lovely home combines thoughtful design with everyday comfort. The open-concept layout showcases large windows that flood the space with natural light , south facing living room and east facing bedrooms . The kitchen offers an island , dark cabinets and flows easily into the dining and living areas, making it ideal for entertaining or simply enjoying quiet evenings at home. Two generously sized bedrooms, a full 4-piece bathroom, and in-suite laundry add convenience and functionality. You'll also appreciate the in-floor heating, extra storage, and your own assigned parking stall . Well run complex with affordable condo fees . Price to sell , better than apartment . Perfect property for the first time buyer or investor . Won't last . Call your agent today !!!