



GRASSROOTS
REALTY GROUP

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105 Panatella Square NW
Calgary, Alberta

MLS # A2266947



\$449,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,587 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 D85
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Row / Townhouse – Corner Unit | Panorama Hills Welcome to this stunning corner-unit townhouse in Panorama Hills, offering abundant natural light and a stylish, modern open-concept layout. On the main level, you'll find a spacious bedroom, a convenient half bathroom, and direct access to the attached single garage. The second level features a bright and airy living room, dining area, and a well-appointed kitchen complete with stainless steel appliances and a breakfast-bar style countertop. A second half bathroom is also located on this floor, with large windows that fill the space with natural light. The top floor offers a generous primary bedroom with ensuite, a second bedroom, a full bathroom, and a dedicated laundry room for added convenience. This beautifully maintained home showcases vinyl plank flooring throughout, modern finishes, and is in near-new condition. Additional highlights include: Plenty of parking, including convenient parking directly in front of the unit Attached rear garage with rear-entrance access Close to parks, walking paths, and elementary schools Don't miss your opportunity to own this exceptional home in one of Panorama's most desirable communities. Book your private showing today—this one won't last!