



**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!