



**GRASSROOTS**  
REALTY GROUP

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**203, 120 Panatella Landing NW  
Calgary, Alberta**

**MLS # A2267792**



**\$300,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills        |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 953 sq.ft.            | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Other                 |               |                   |

|                    |                                                    |                   |                 |
|--------------------|----------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | In Floor                                           | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Linoleum                                   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 220          |
| <b>Basement:</b>   | None                                               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding                                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Slab                                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s) |                   |                 |

**Inclusions:** Window coverings

Get ready to fall in love with this stylish upper-level townhouse perfectly positioned to overlook the local playground and back onto a beautiful public park &mdash; talk about location! You&rsquo;ll be just steps away from schools, scenic pathways, shopping, and entertainment. Step inside and be amazed by the soaring vaulted ceilings that make the open-concept living room, dining area, and kitchen feel absolutely grand. Natural light pours through the massive glass doors, leading you to your expansive balcony &mdash; the perfect spot for morning coffee or sunset views. This home features two generously sized bedrooms, a bright 4-piece bathroom, and a convenient in-suite laundry room. The kitchen shines with a brand-new stove and microwave hood fan, plus a spacious pantry for all your storage needs. Additional highlights include: a prime unit across from the park, a dedicated parking stall right outside your front door, and cozy in-floor heating throughout. Don&rsquo;t miss your chance to experience elevated living &mdash; with vaulted ceilings that inspire and a balcony built for unforgettable moments!