



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

90 Pantego Lane NW  
Calgary, Alberta

MLS # A2271129



**\$418,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| 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: | \$ 348          |
| Basement:   | Partial                                                                   | 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

OPEN HOUSE THIS SUNDAY NOV 23! 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.