



GRASSROOTS
REALTY GROUP

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

**165 Panatella Square NW
Calgary, Alberta**

MLS # A2275320



\$459,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,586 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, On Street		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		
Inclusions:	N/A		

Discover modern townhouse living at its best! This 3-story home in Panorama Hills offers a stylish open-concept design with gleaming hardwood floors on the main level, leading to a sunny balcony. Upstairs, find three spacious bedrooms. Practical features include a double attached garage and on-demand tankless hot water. The true highlight is the unbeatable location—enjoy close proximity to top-rated schools, everyday shopping, and a quick 2-minute drive to the renowned Vivo Recreation Centre for sports, swimming, and fitness.