



**GRASSROOTS**  
REALTY GROUP

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**106, 20 Panatella Landing NW  
Calgary, Alberta**

**MLS # A2278522**



**\$258,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Street Lighting, Treed		

**Heating:** In Floor, Hot Water, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Storage, Tankless Hot Water, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 220

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

\*\*\* #106-20 Panatella Landing NW \*\*\* two bedroom bungalow style townhouse in desired community Panorama Hills . Very convenient location , Easy access to ring road , walk to shopping center including Save on food , Tim Hortons , TD bank and restaurants , walk to school and playground , G6-G9 school is just across the street . This lovely home combines thoughtful design with everyday comfort. The open-concept layout showcases large windows that flood the space with natural light , south facing living room and east facing bedrooms . The kitchen offers an island , dark cabinets and flows easily into the dining and living areas, making it ideal for entertaining or simply enjoying quiet evenings at home. Two generously sized bedrooms, a full 4-piece bathroom, and in-suite laundry add convenience and functionality. You'll also appreciate the in-floor heating, extra storage, and your own assigned parking stall . Well run complex with affordable condo fees . Price to sell , better than apartment . Perfect property for the first time buyer or investor . Call your agent today !!!