



GRASSROOTS
REALTY GROUP

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

2202, 125 Panatella Way NW
Calgary, Alberta

MLS # A2282996



\$409,500

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,354 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks, Stone Counters, Storage		

Inclusions: N/A

This GORGEOUS, MODERN, END-UNIT CONDO in the charm of Prospect Hills, (Panorama Hills NW). This inviting 3-storey townhouse, located on a peaceful street, offers over 1,300 sq ft of living space, featuring 3 bedrooms, 2.5 baths, and a double over size attached garage. One of BEST LOCATIONS in the complex siding and backing onto a GREEN SPACE (PRIVATE FRONT COURTYARD and BACKYARD). Ground level greets you with a spacious foyer and direct access to the garage and extra storage, tiled floor. 2nd Level features 9' CEILING, an open-concept design seamlessly connects the living room, dining area, and kitchen, HARDWOOD FLOOR & TILED FLOOR, large kitchen with BEAUTIFUL TILED BACKSPLASH, breakfast nook.. A door off the kitchen leads to a raised balcony, perfect for outdoor relaxation. Upstairs, you'll find 3 BDMS, Master suite with a 3pc ensuite bath and a walk-through closet. UPPER FLOOR LAUNDRY, TILED FLOOR in all BATHROOMS. This property is ideally located near schools, parks, playgrounds, restaurants, and shopping, with easy access to Deerfoot Trail for convenient commuting. Whether you're looking for a family home or a smart investment, this property is a must-see. Schedule your private viewing today!