



GRASSROOTS
REALTY GROUP

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238 Panatella NW
Calgary, Alberta

MLS # A2284375



\$439,900

Division:	Panorama Hills		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,333 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 3-bedroom corner unit townhouse offering the perfect balance of style, comfort, and convenience. The open-concept main floor features beautiful hardwood flooring, a chef-inspired kitchen with a large granite island, and plenty of natural light — perfect for entertaining or relaxing with family. Upstairs, you'll find a spacious master suite with a walk-in closet and a private ensuite complete with a stand-up shower, along with two additional well-sized bedrooms and a full bath. Enjoy the comfort of an energy-efficient tankless hot water system and the practicality of a double attached garage. Located in a highly convenient area, this home offers easy access to Stoney Trail, major roadways, schools, and shopping centers, making daily life effortless. This townhouse is the ideal choice for families or professionals seeking a modern lifestyle in a great community, move-in ready and designed to impress!