



**88 Pantego Lane NW  
Calgary, Alberta**

**MLS # A2294175**



**\$425,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this well-maintained 3-bedroom, 2.5-bath townhouse in the desirable community of Panorama Hills &mdash; a rare opportunity for buyers seeking more space and long-term flexibility. Unlike many townhomes in this price range, this home offers three full bedrooms, making it ideal for growing families, home offices, or anyone who values extra space. The main living area is located on the second level, featuring a bright open-concept layout with a spacious living room, dining area, and a functional kitchen with ample cabinetry and a breakfast bar. Step out onto your private west-facing balcony &mdash; perfect for relaxing or summer BBQs. Upstairs, the primary bedroom includes a walk-in closet and 3-piece ensuite, along with two additional bedrooms and a full bathroom &mdash; offering a practical layout that's hard to find in similar homes nearby. Major updates include a newer hot water tank, stove, and dishwasher &mdash; all replaced in 2024, giving added peace of mind to the next owner. Additional highlights include engineered hardwood flooring, an attached single garage, and a well-designed layout. Conveniently located close to schools, parks, shopping, and major roadways, this home delivers both comfort and everyday convenience.