106 Panatella Park NW
Calgary, Alberta

MLS # A2296393

$375,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,249 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 402
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	M-G d45
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: None.

This updated 3-bedroom townhome in Panorama Hills offers a bright, functional layout with a clean, modern feel throughout. The main floor is designed for open-concept living, featuring luxury vinyl plank flooring, fresh paint, white baseboards, and a refreshed kitchen with shaker cabinetry and subway tile backsplash. The space is both practical and inviting, with plenty of room to gather and entertain. Upstairs, you will find three comfortable bedrooms, while the basement remains undeveloped and ready for future plans, offering the potential to create additional living space or a fourth bedroom depending on your needs. A rear deck extends your living space outdoors, providing a great setting for relaxing or hosting. The location is especially convenient, with quick access to major routes including Stoney Trail and Deerfoot Trail, and just minutes from a wide range of amenities such as grocery stores, restaurants, fitness facilities, and entertainment options. Situated in the established community of Panorama Hills, known for its pathways, green spaces, and accessibility, this home presents a well-rounded opportunity for comfortable living in a connected and growing area.