



**105, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2304366



\$429,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,586 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to a well maintained bright and inviting corner townhome in sought-after Panorama Hills, designed with contemporary living in mind. This three-level residence maximizes natural sunlight from multiple exposures, creating warm and welcoming spaces throughout. Lower Floor Comfortable bedroom perfect for guests or home office use Powder room for added convenience Direct entry from your attached single-car garage Main Floor The heart of the home features an open-plan design connecting the living, dining, and kitchen areas. The kitchen comes equipped with stainless appliances and an eat-in island ideal for casual meals or entertaining. Oversized windows bathe this level in sunlight, while a second powder room adds functionality. Upper Level Spacious owner's suite with private ensuite bathroom Additional bedroom with generous proportions Full 4-piece bathroom In-suite laundry for ultimate convenience Additional Features: Premium vinyl plank flooring installed throughout Contemporary finishes in excellent condition Visitor parking close by Rear-access garage entry Walking distance to parks, trails, and elementary schools This meticulously cared-for home is move-in ready and waiting for its next owner. Schedule your viewing today before it's gone!