



**GRASSROOTS**  
REALTY GROUP

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**167 Panatella Square NW**  
**Calgary, Alberta**

**MLS # A2137871**



**\$509,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,585 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<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>	\$ 321
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry		

<b>Inclusions:</b>	N/A
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Walking distance to North Trail High School, double garage, 1584 sqft, and upgraded, welcome to this spacious townhouse in prestigious Panorama Hills. It features granite counter top in the kitchen and bathrooms, 9 feet ceiling on main and lower level, engineering hardwood flooring on the main floor, tiles in the upper bathrooms, stainless steel appliances, washer and dryer, window blinds, and balcony with gas line hook up. It has 3 good size bedrooms up, total 2.5 bathrooms, large living room, spacious kitchen and dining area, private office area, laundry on the lower level, and double attached garage. It closes to school, playground, shopping, and public transit. \*\* 167 Panatella Square NW \*\*