



2318, 125 Panatella Way NW  
Calgary, Alberta

MLS # A2142278



**\$494,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 379
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

THIS 3-BEDROOM SOUTH FACING CORNER UNIT is a former (Homes by Avi) SHOWHOME AND IS FULLY LOADED WITH ALL THE UPGRADES! The main floor features an open floor plan with 9' ceilings, the nice-sized living room has access to the raised Deck and opens into the Dining Room and kitchen + half bath. The beautiful kitchen features a breakfast bar, upgraded backsplash + Stainless Steel Appliances! Upstairs you will find 3 generously sized Bedrooms, a Laundry Room + 2 FULL bathrooms. Large Master Bedroom has a separate En-suite with upgraded fixtures, a Standup shower, and walk-in closet. NEW FURNCE (2023), NEW WASHER (2023) AND DRYER (2023)!!! Finish it off with a Large Tandem style HEATED GARAGE that is INSULATED, DRYWALLED! This well-built well looked home also features Air conditioning and a built-in SPEAKER SYSTEM THROUGHOUT! WELL KEPT complex is close to shopping, schools (North Trail High School), parks, and has easy access to major Roadways (Stoney Trail, Deerfoot Trail). BOOK a showing TODAY & DON'T MISS OUT THIS RARE OPPORTUNITY