



GRASSROOTS
REALTY GROUP

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**1204, 125 Panatella Way NW
Calgary, Alberta**

MLS # A2179470



\$479,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,473 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	None
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Perfect for First-Time Buyers! This beautifully maintained three-bedroom townhouse with an attached double garage offers comfort, style, and convenience. Ideally located next to North Trail High School with quick access to Stoney Trail, this home is surrounded by parks, schools, shopping, entertainment, and a public transit terminal, ensuring unparalleled convenience. On the main floor, this townhouse offers a spacious double garage with an storage room. Upon entering through the south-facing main entry door, you are greeted by a well-sized foyer with a built-in closet, providing a warm and practical welcome. The second floor boasts an open-concept design with 9-ft ceilings, featuring a well-laid-out kitchen, dining area, and flexible space—ideal for a home office or study. A generously sized living room with large south-facing windows fills the space with natural light, making it perfect for relaxation and entertaining. A convenient 2-piece bathroom is also located on this level. Upstairs, the primary bedroom offers a private ensuite and a walk-in closet, providing a serene retreat. Two additional south-facing bedrooms share a four-piece bathroom, ensuring comfort and privacy for all family members. The laundry room, thoughtfully located on this level, adds to the home's convenience and functionality. Recent upgrades include hot water tank (2022), and washer (2023). Additionally, the air ducts have been professionally cleaned and carpet is just replaced, ensuring a fresh and move-in-ready home. This affordable townhouse is the perfect choice for first-time buyers or families looking for a low-maintenance, conveniently located home. Don't miss your chance to own this gem—schedule your showing today!