



**GRASSROOTS**  
REALTY GROUP

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**1061 Panatella Boulevard NW  
Calgary, Alberta**

**MLS # A2204981**



**\$569,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	None, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** N/A

Good starter home or investment property, walking distance to schools, restaurants, and shopping, welcome to this well kept 2 story single family home in prestige Panorama. It features corner gas fireplace and huge deck. It has 3 good size bedrooms on the upper level, and master bedroom with 4 pieces ensuite. Main floor with large living room, spacious kitchen and dining area, and back door to huge deck. It closes to playground, schools, shopping, restaurants, and easy access to major roads. \*\* 1061 Panatella Blvd NW \*\*