



**GRASSROOTS**  
REALTY GROUP

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**569 Panatella Boulevard NW  
Calgary, Alberta**

**MLS # A2206066**



**\$429,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,230 sq.ft.                        | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                           |               |                   |
| <b>Lot Feat:</b> | Other                               |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 301 |
| <b>Basement:</b>   | Partial, Unfinished  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | n/a |
|--------------------|-----|

**\*\* OPEN HOUSE SATURDAY APRIL 26TH 2PM-4PM \*\*** Welcome to this stunning townhouse that offers both style and functionality! As you enter the home, you'll be greeted by an open concept living space with beautiful maple hardwood floors throughout. This level includes an airy living space, room for a good sized dining table, half bathroom, and a chefs kitchen featuring gorgeous granite countertops and tons of counter space. Step outside the back door to find a patio space, ideally situated to enjoy the sunny south-facing courtyard, with a gas hookup ready for BBQ season. Upstairs, you'll find two oversized primary bedrooms, each complete with its own 4-piece ensuite and walk-in closet. This home also includes a single-car garage with a driveway, providing ample parking and storage space. Located in a highly desirable area, you'll find schools, grocery stores, Vivo, a movie theater, and so much more just minutes away. This is a property that truly checks all the boxes. Don't miss out—call today for a showing!