



GRASSROOTS
REALTY GROUP

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142 Panatella Park NW
Calgary, Alberta

MLS # A2208490



\$415,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,271 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Cork, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 355 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Pantry | | |

Inclusions: N/A

Welcome to this beautifully maintained townhouse located in the vibrant and family-friendly community of Panorama Hills. Step inside to an open flooring concept main floor that flows seamlessly from the front entrance to the kitchen, creating a spacious and welcoming atmosphere. The large living room is ideal for relaxing, entertaining, or enjoying time throughout the day. Upstairs, you'll find TWO PRIMARY bedrooms, each with its own private 4-piece ensuite bathroom—perfect for families, roommates, or guests who value both comfort and privacy. The 90% finished basement offers flexible space that can be tailored to your needs, whether it's a home office, gym, or recreation area. A major recent upgrade includes a brand NEW hot water tank, replaced in 2023, providing added efficiency and peace of mind. This home is conveniently located near a variety of amenities including restaurants, supermarkets, banks, the VIVO recreation centre, and the Panorama Hills Community Centre. What truly makes this community one of Calgary's most desirable is its access to several schools—from elementary to high school—all just minutes away. With excellent transit options and quick access to Stoney Trail and Country Hills Boulevard, this townhouse delivers both comfort and convenience. In addition, this unit permits short-term rentals, including Airbnb, subject to condominium rules and policies —making it a fantastic opportunity for investors or homeowners looking to offset their mortgage. Don't miss your chance—schedule a viewing today before it's gone!