



GRASSROOTS
REALTY GROUP

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**304, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2210369



\$499,999

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,518 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1D85
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

3 BEDS | 3.5 BATHS | SINGLE ATTACHED GARAGE | 9ft CEILINGS | Welcome to your dream home nestled in the highly sought-after community of Panorama Hills, offers unparalleled convenience and comfort. Boasting a prime location, this townhome features a **SINGLE ATTACHED GARAGE**, ensuring ample parking and storage space for your convenience. Lower floor offers a convenience of a bedroom with full bathroom and a leading door to the backyard to enjoy beautiful sunshine with kid's play area offering a pleasant backdrop. As you move up the stairs, you'll be greeted by an inviting open floor plan on the upper floor boasts living room provides the perfect setting for relaxation and entertainment illuminated by natural light streaming through large windows, while the modern kitchen, equipped with sleek stainless steel appliances-is a chef's delight, powder room and laundry facilities. Step through the patio door adjacent to the kitchen and onto the balcony, where you can enjoy summer evening barbecues and soak in the vibrant atmosphere. On the second level, you'll find two very spacious bedrooms including the luxurious primary bedroom boasts a spacious walk-in closet and a pristine en-suite, a well-appointed 2nd bathroom serves the other bedroom ensuring comfort and privacy for all occupants and a beautiful loft completes this level. With its unbeatable location and immaculate condition, this property is a rare find in today's market. Don't miss out on the opportunity to make it yours – schedule a showing with your favorite realtor today before it's gone!