



GRASSROOTS
REALTY GROUP

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**1406, 125 Panatella Way NW
Calgary, Alberta**

MLS # A2210930



\$435,999

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,358 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 350
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Discover your Dream Home in Panorama Hills. This stunning 3-Storey townhouse features 2 bedrooms and 2.5 bathrooms in the prestigious community in North West Calgary. It is close to all amenities, including within walking distance of North Trail High School, the VIVO recreation center, playgrounds, various entertainment amenities, and public transportation. Making it ideal for young families, first-time home buyers, or busy professionals. On the main floor, this townhouse offers a double tandem heated garage with convenient access to a private balcony. Step inside the second floor and be amazed by the open concept with luxury vinyl plank flooring and a soaring 9' ceiling designed to make the most of the space with large windows that flood the home with natural light. It has a spacious living room and dining area perfect for relaxation and entertainment and an east-facing balcony is an excellent spot for morning coffee or evening barbecues. Upstairs, you will find a master bedroom, with a walk-in closet, a 3-piece ensuite with plenty of storage for all your things, and a top-floor laundry. The third level also features a generous-sized second bedroom, a 4-piece bathroom, and a flex room that can serve as an additional office, bedroom, or playroom. Plus, there are plenty of visitor parking in the complex and quick access to Stoney Trail, Deerfoot Trail, and the Airport. Recent upgrades include a refrigerator and washer (2023). This move-in-ready home provides maintenance-free living with low condo fees, perfect for investors or first-time buyers. Don't miss your chance to own this gem in Panorama Hills- schedule your showing today!