

**2316, 125 Panatella Way NW
Calgary, Alberta**

MLS # A2164701



\$439,000

Division:	Panorama Hills		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,375 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 D75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this charming townhouse nestled in the heart of Panorama Hills, built in 2009 and offering modern comfort and convenience. This tastefully designed home features two spacious bedrooms and 2.5 bathrooms, ideal for families or professionals seeking a blend of space and style. The hardie board sidings well protect the property from the hail storm! Upon entry, you are greeted by you're greeted by a spacious foyer and convenient double tandem car garage access on the first level. The main floor boasts a 9 -foot ceiling, a bright and airy living space, perfect for entertaining or relaxing after a long day. The kitchen boasts sleek cabinetry and ample counter space, catering to your culinary endeavors. Upstairs, two primary bedrooms are a retreat with each own ensuite bathroom, offering privacy and comfort. The laundry room is conveniently located on the upper level for added ease. One of the standout features of this townhouse is the oversize double tandem car garage, providing ample parking and additional storage space—a rare find in townhouse living. Located in the desirable community of Panorama Hills, residents enjoy access to a range of amenities including parks, schools, shopping, and dining options. With easy access to major roadways, commuting to downtown or exploring the city is convenient and efficient. Don't miss your opportunity to own this immaculate townhouse in Panorama Hills—schedule your showing today and experience urban living at its finest!