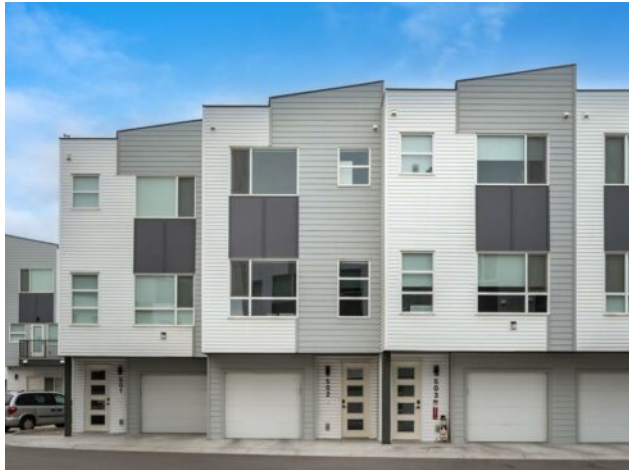


**502, 101 Panatella Square NW  
Calgary, Alberta**

**MLS # A2179511**



**\$485,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 304
<b>Basement:</b>	See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		

**Inclusions:** None

Welcome to your dream home in the highly sought-after community of Panorama Hills, where convenience meets comfort. This beautifully designed townhome boasts a single attached garage, offering plenty of parking and storage space. As you step inside, you'll discover a thoughtfully placed bedroom on the main level, complete with a full bathroom and direct access to the backyard. This area is perfect for enjoying sunny days while children play, creating a warm and inviting setting. Upstairs, the open-concept living area welcomes you with an abundance of natural light streaming through large windows. The spacious living room is ideal for relaxing or entertaining, while the modern kitchen, featuring sleek stainless steel appliances, is a chef's dream. This level also includes a powder room and convenient laundry facilities. Step out onto the balcony from the kitchen, perfect for summer barbecues or simply soaking in the lively surroundings. The upper level offers two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private en-suite bathroom. A second well-appointed bathroom serves the additional bedroom, ensuring comfort and privacy for everyone. A versatile loft area completes this level, providing extra living space to suit your lifestyle. With its prime location and pristine condition, this property is a rare gem in today's market. Don't miss your chance to call this exceptional home your own!