

**1311, 125 Panatella Way NW
Calgary, Alberta**

MLS # A2202425



\$439,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,367 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: None

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 346

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Welcome to Prospect Hill, designed and built by award winning Homes by AVI. Located in the desirable community of Panorama Hills, just steps away from green space and paved walking trails, and close to many other amenities. This beautiful townhouse features an open concept main floor plan, with 2 bedrooms, a den, 2.5 bathrooms, convenient upper floor laundry, and an oversized two-car tandem garage. The main floor features 9-foot ceilings with a spacious living room, dining room, a 2-piece bathroom, and a contemporary kitchen with stainless steel appliances, and french doors to walkout to your private balcony leading to beautiful green space. Large windows throughout provide plenty of natural light. Conveniently located close to the North Trail High School, public transportation, shopping, and major thoroughfares. Please don't miss this opportunity to own this beautiful home!