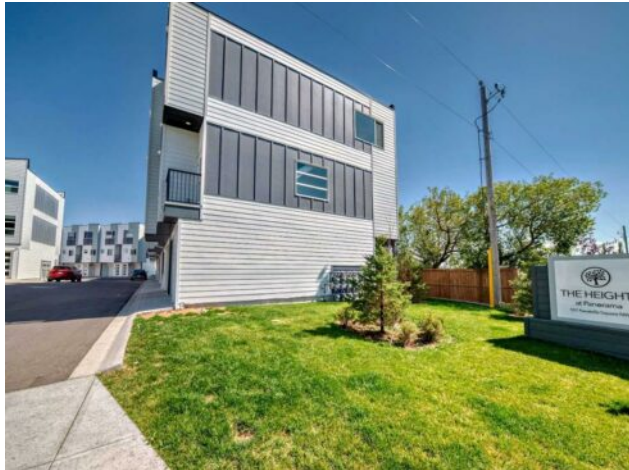


203, 101 Panatella Square NW
Calgary, Alberta

MLS # A2165608



\$429,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,236 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 228
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

WELCOME HOME! This stunning and bright, 3-story townhome features 2 bedrooms, 2.5 bathrooms, ample storage, and an open concept layout that is perfect for entertaining. Located in the desirable community of Panorama Hills, this cozy home is just steps away from green spaces and schools. The unit includes a balcony, ideal for those wonderful BBQ days. As you step into this well-laid-out townhome, you'll be greeted by impressive 10-FOOT ceiling on the main floor and 9-FOOT ceiling in the bedrooms, complemented by an abundance of natural light pouring through the large windows. The modern kitchen is complete with nicely finished cabinets, quartz countertops and BRAND-NEW stove and microwave hood fan. The kitchen overlooks the dining area and a spacious living room which features gorgeous luxury vinyl plank. The open floor plan is perfect for hosting and entertaining! Head upstairs to the good-sized primary bedroom which is complete with two closets and a 4-piece ensuite bathroom! The second bedroom also offers two closets and a large window. The tandem garage is an added bonus! Use it as a garage, or convert it into a gym space -This home has it all! With quick access to countless amenities - North Trail High School and the Vivo Centre. this home offers unbeatable convenience. This move-in-ready home provides maintenance-free living with low condo fees, perfect for investors or first-time buyers. Don't miss out!