198 Panatella Park NW
Calgary, Alberta

MLS # A2167109

$435,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,252 sq.ft.	**Age:**	2005 (19 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 355
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-G d45
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: None

Gorgeous Townhouse in Panorama Hills NW – Priced to Sell! This is an incredible opportunity to own a beautiful 3-bedroom, 2.5-bathroom townhouse in the highly sought-after Panorama Hills NW! Situated on a quiet street yet within walking distance to transit, major roads, parks, playgrounds, and the newly opened high school, this home offers the perfect blend of comfort and convenience. The townhouse boasts numerous recent upgrades, including fresh paint, new laminate flooring, new carpet, new lighting, a new furnace, and a new hot water tank, among many more updates to explore. On the main floor, you'll find a cozy living room with a gas fireplace, a spacious kitchen with a corner pantry and wood cabinets, plus a large dining room that leads to a deck and parking. Upstairs, the master bedroom features a walk-in closet and a 4-piece ensuite. Two more well-sized bedrooms and another 4-piece bathroom complete the upper level. The partially finished basement is ready for your personal touch, offering ample space for additional rooms or recreation. Plus, there's plenty of street parking available for extra vehicles. With easy access to Stoney Trail, shopping, and transit, this townhouse is a fantastic buy and won’t last long. Quick possession is available.