

107 Pantego Lane NW  
Calgary, Alberta

MLS # A2177707



## \$475,000

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** None

**WALK-OUT BASEMENT | ATTACHED GARAGE | PRIME PANORAMA HILLS LOCATION** Discover this beautifully maintained townhouse in the heart of Panorama Hills, offering the perfect blend of style and functionality. The main floor features an open-concept layout that's ideal for entertaining, with abundant natural light illuminating the sleek, modern kitchen. Enjoy a stylish backsplash, breakfast bar, stainless steel appliances, and ample counter space — perfect for all your cooking needs. Upstairs, the primary bedroom provides a relaxing retreat with a walk-in closet and private ensuite with a tub/shower combo. Two additional bedrooms offer flexibility for a home office, guest rooms, or a cozy den, with a second full bathroom completing the upper level. The walk-out basement is a blank canvas awaiting your creative touch, whether for a home gym, media room, or extra living space. With an attached garage, driveway, and plenty of storage, convenience is a key feature of this property. Located in a welcoming neighborhood with easy access to schools, shopping, dining, and major transportation routes, this townhouse has it all. Schedule your showing today and envision your life in this fantastic Panorama Hills home!