

\$429,900 - 1109, 125 Panatella Way Nw, Calgary

MLS® #A2134938

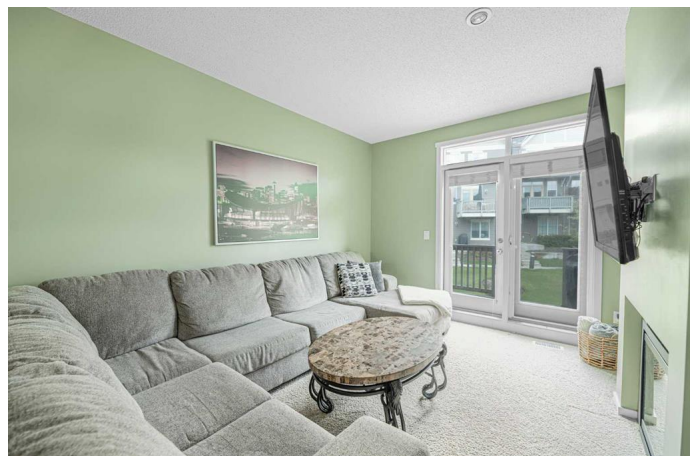
\$429,900

2 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.02 Acres

Panorama Hills, Calgary, Alberta

If it's about lifestyle and value, you just found it. Prospect Hills is a highly regarded complex in Panorama Hills tastefully designed for affordable family living. Very little sales activity in the complex is a strong indication of satisfaction. We boast a very appealing open concept main level floorplan. Upstairs, Two large master bedrooms, each with a full ensuite and each with their own walk-in closets. You'll also appreciate the convenience of the upper level laundry room between the bedrooms. Compare the value to a similar unit that has a den in between two smaller bedrooms, no walkin closets and a much higher asking price. Rich espresso cabinets, deep modern sinks, mosaic glass backsplash and ample counter space bring pleasure to the main floor Kitchen. Other highlights to add to enjoyable and functional living are the breakfast bar, eating area, corner pantry and mini home office. This all directly adjacent to the welcoming family living room complete with electric fireplace. Another plus is your raised deck overlooking a grassed green space with walking paths, right out your backdoor. The half bath is located on the main floor as well. The lower level gives you the convenience of a "Double Tandem" garage with separate storage space and utility room. An ideal location just a few minutes walk to North Trail High school, snuggled in a family oriented community including, parks, schools, shopping, and the bonus of the very popular VIVO Recreation centre. Also currently under



construction the Panorama Community Centre with splash park, tennis courts, and bbq areas.

The Superstore is very close as is public transportation and minutes from Stoney Trail and Country Hills Blvd. Call your agent and arrange for a viewing, we welcome comparisons. This the the definition of affordable and comfortable living and very good value. Pay Less and receive More.

Built in 2009

Essential Information

MLS® #	A2134938
Price	\$429,900
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1109, 125 Panatella Way Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0R9

Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached, Tandem
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Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace Insert, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2024
Date Sold	May 29th, 2024
Days on Market	4
Zoning	M-1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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