

\$499,900 - 1701, 125 Panatella Way Nw, Calgary

MLS® #A2135574

\$499,900

3 Bedroom, 3.00 Bathroom, 1,631 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

**** June 1st Open House Cancelled... Listing Conditionally Sold **** This meticulously maintained 1631 sqft, 3-level townhouse is a rare gem, ideally suited for young families, urban professionals, or empty nesters alike and undoubtedly one of the most coveted locations in the heart of the well managed Prospect Hills bareland condominium complex with it being an east side end unit that allows for an abundance of natural light, thanks to its numerous large windows and a south facing balcony for you to relax, overlooking the complexes open park area. A welcoming bright studio/office/den greets you as you enter the unit on the ground or first level. Walk up to the second level and embrace the spacious open concept floor plan of your main living room, kitchen and dining area with impressive 9-foot ceilings. The well-appointed galley kitchen, featuring a raised island, is ideal for both casual dining and entertaining. A convenient 2-piece powder room is located on the second level and there's even a cozy nook off the living room to set up a small office or possibly a crafting area. The third level is designed with your comfort in mind. The primary bedroom features a private 3-piece ensuite and walk-in closet, while two additional spacious bedrooms and a 4-piece main bathroom provide ample space for family or guests. Your stacked washer/dryer closet as well as a large linen closet, complete the third level. Parking is effortless with a double attached, insulated,



and heated garage, ensuring your vehicles are protected year-round. Plus, with Condo Board approval, your pets are welcome here too. Located in the vibrant and family-friendly community of Panorama Hills, you also have access to the active Panorama Hills Residents Association and a choice of Public and Separate Schools. The convenience of nearby retail shops, grocers, pubs, restaurants, parks, playgrounds, a library, a movie theater, financial and medical offices makes this location unbeatable. Don't miss your chance to experience it for yourself—schedule your showing today and discover the possibilities that await in Panorama Hills.

Built in 2009

Essential Information

MLS® #	A2135574
Price	\$499,900
Sold Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.03
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1701, 125 Panatella Way Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3K 0R9
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Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 7th, 2024
Days on Market	9
Zoning	M-1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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