

\$449,900 - 1505, 125 Panatella Way Nw, Calgary

MLS® #A2136067

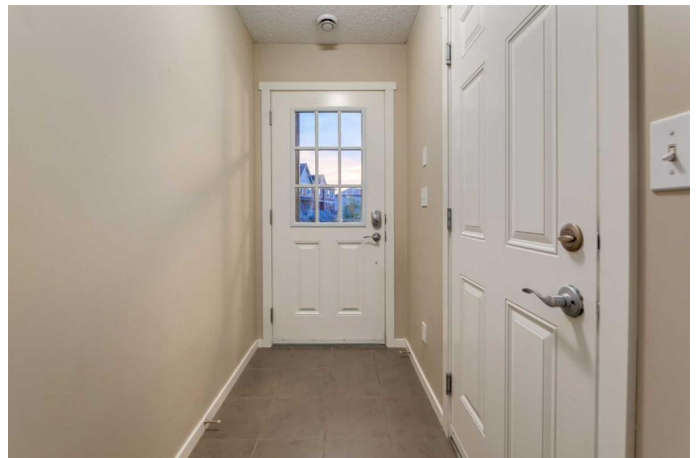
\$449,900

2 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

WELCOME to this EASY TO FIND, IMMACULATE 3 Storey Townhouse that has 1328 Sq Ft of DEVELOPED LIVING SPACE w/OVERSIZED 36' x 11' DOUBLE GARAGE incl/TANDEM PARKING (EXTRA SPACE for CAR/MOTORCYCLES/SNOWMOBILE/GYM!), + 9' x 6' BALCONY in the FRIENDLY COMMUNITY of PANORAMA HILLS!!! We start w/GREAT CURB APPEAL that is WELL-MAINTAINED, + CLEAN LANDSCAPING up to the Front Door incl/GREEN SPACE, + PARK w/Benches right outside. The Tiled Entry Level has a 7' x 3' FOYER which gives ACCESS to the CONVENIENT STORAGE/UTILITY ROOM, + the Garage. Going up to the Main Level you will see the OPEN CONCEPT FLOOR PLAN w/HARDWOOD, + Tiled Flooring, 9' CEILINGS, + NEUTRAL COLOUR SCHEME. As you walk into the SPACIOUS KITCHEN has a HUGE Window allowing in NATURAL LIGHT which draws your attention to the STUNNING Dark Cabinetry that seamlessly flows into the Black Appliances. The Tiled Backsplash, + WHITE QUARTZ COUNTERTOPS accentuate the space. There is a PANTRY, PENDANT LIGHTING, + a BREAKFAST BAR AREA for those On-The-Go Meals. The 2 pc BATHROOM is handy right there. The 11' x 11' DINING ROOM has plenty of ROOM to sit around the Table w/ FAMILY, + FRIENDS having COZY



CONVERSATIONS. The 15' x 8' LIVING ROOM is GREAT for RELAXING at the end of the day whether Reading a Book; or taking a nap when needed. There is a door to the BALCONY that incl/BBQ GAS LINE for EASY ENTERTAINING or watching the BEAUTIFUL SUNSET at the end of the day. The Upper Level has Carpet throughout, the 11' x 10' PRIMARY BEDROOM has a 3 pc EN-SUITE BATHROOM. The 10' x 9' BEDROOM, a 7' x 8' OFFICE, a LAUNDRY ROOM, + a 4 pc BATHROOM. There is so much NATURAL LIGHT coming in, EXTRA STORAGE, an OVERSIZED DOUBLE GARAGE, 3 BATHROOMS (incl/EN-SUITE), 2 GREAT-SIZED BEDROOMS, an OFFICE, + LOW Condo Fees = GREAT VALUE!!! This PRIME LOCATION gives you ACCESS to SCHOOLS (North Trail HS close by), AMENITIES, PATHWAYS, PARKS, PLAYGROUNDS, + WALK to NEARBY Retail Shops, Grocers, Pubs, Restaurants, the LANDMARK MOVIE THEATRE, VIVO RECREATION CENTRE incl/LIBRARY. The PANORAMA HILLS e-COMMUNITY Centre has the PRIVATE SPLASH PARK, BASKETBALL HOOPS, SAND VOLLEYBALL AREA, PICNIC AREAS, POND AREA, + Rooms to Rent for Parties. There are PROGRAMS incl/SPORTS, ACTIVITIES, OUTDOOR RINK in WINTER, CLEAN-UP DAYS, FOOD TRUCKS, + so much MORE w/THE NORTHERN HILLS ASSOCIATION PROGRAM that serves Panorama Hills, + NEIGHBOURING COMMUNITIES. The GUIDE is attached in the Supplement portion of this listing, check it out. Panorama is EASY ACCESS to HARVEST HILLS BLVD, DEERFOOT TRAIL, STONEY TRAIL, + COUNTRY HILLS BLVD. There is a TRANSIT SYSTEM CIRCLE that directs #3 Centre St to downtown. This SPECIAL HOME is a MUST

SEE!!! BOOK your SHOWING TODAY!!!

Built in 2009

Essential Information

MLS® #	A2136067
Price	\$449,900
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,328
Acres	0.03
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1505, 125 Panatella Way Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0R9

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Tandem

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 13th, 2024
Days on Market	9
Zoning	M-1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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