

# \$494,900 - 2318, 125 Panatella Way Nw, Calgary

MLS® #A2142278

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.01 Acres

Panorama Hills, Calgary, Alberta

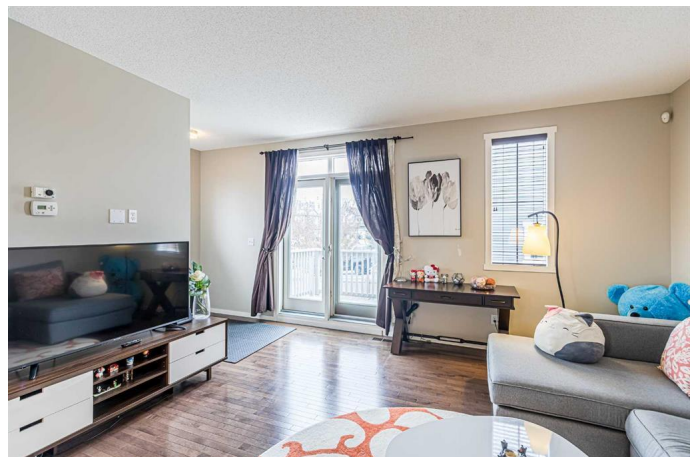
THIS 3-BEDROOM SOUTH FACING CORNER UNIT is a former (Homes by Avi) SHOWHOME AND IS FULLY LOADED WITH ALL THE UPGRADES! The main floor features an open floor plan with 9'™ ceilings, the nice-sized living room has access to the raised Deck and opens into the Dining Room and kitchen + half bath. The beautiful kitchen features a breakfast bar, upgraded backsplash + Stainless Steel Appliances! Upstairs you will find 3 generously sized Bedrooms, a Laundry Room + 2 FULL bathrooms. Large Master Bedroom has a separate En-suite with upgraded fixtures, a Standup shower, and walk-in closet. NEW FURNCE (2023), NEW WASHER (2023) AND DRYER (2023)!!! Finish it off with a Large Tandem style HEATED GARAGE that is INSULATED, DRYWALLED! This well-built well looked home also features Air conditioning and a built-in SPEAKER SYSTEM THROUGHOUT! WELL KEPT complex is close to shopping, schools (North Trail High School), parks, and has easy access to major Roadways (Stoney Trail, Deerfoot Trail). BOOK a showing TODAY & DON'™T MISS OUT THIS RARE OPPORTUNITY

Built in 2009

## Essential Information

MLS® #                   A2142278

Price                     \$494,900



|                |               |
|----------------|---------------|
| Sold Price     | \$488,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,490         |
| Acres          | 0.01          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2318, 125 Panatella Way Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0R9                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Vinyl Windows                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | Central Air                                             |
| Basement          | None                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2024 |
| Date Sold      | July 12th, 2024 |
| Days on Market | 24              |
| Zoning         | M-1 d75         |
| HOA Fees       | 210.00          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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