

\$499,990 - 301, 101 Panatella Square Nw, Calgary

MLS® #A2152003

\$499,990

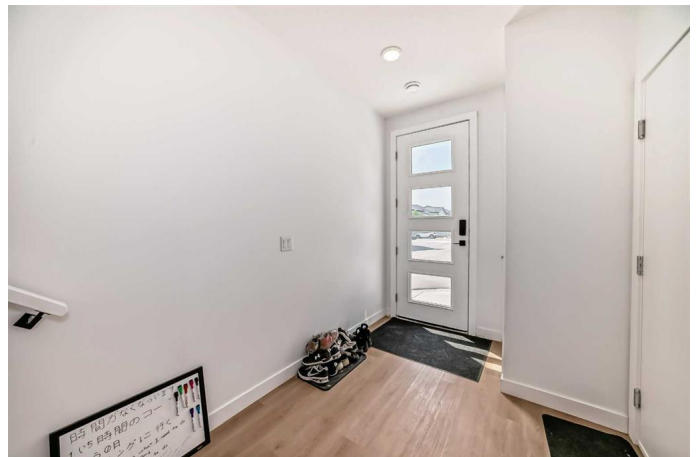
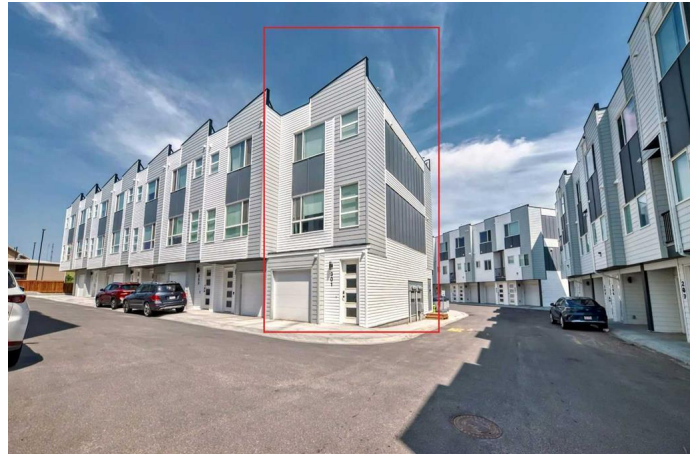
3 Bedroom, 4.00 Bathroom, 1,683 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

INVESTMENT ALERT !! FIRST TIME HOME BUYERS | CORNER UNIT | 2022-Built | 3-BEDROOMS | 3.5-BATHROOMS | ATTACHED SINGLE GARAGE | 3-Storey | MAIN LEVEL Bedroom & 3pc Bathroom | Open Floor Plan | High Ceilings | Large Windows | Balcony. Welcome to this stunning 3-storey townhouse offering 1,682.90SQFT of beautifully developed living space. The main level greets you with a single attached garage, a welcoming foyer, a utility room, and a well-appointed BEDROOM complete with a private 3pc ensuite bathroom. As you go up to the second level, you'll be captivated by the open floor plan, which is filled with natural light from LARGE WINDOWS. This level is an entertainer's dream, featuring a modern kitchen with full-height cabinets, luxurious quartz countertops, sleek stainless steel appliances, and a central island that is perfect for casual dining or meal prep. Adjacent to the kitchen, the BALCONY invites you to enjoy outdoor dining or a cool evening breeze. The spacious DINING and living areas flow seamlessly, creating an inviting atmosphere for both relaxation and social gatherings. A convenient 2pc bathroom and a SPACIOUS living area finishes the level 2.

On the third level, you'll find two generously sized bedrooms, each boasting walk-in closets for ample storage. The primary bedroom is a true retreat, featuring a 4pc ensuite bathroom with dual vanities, Standing shower and an



additional walk-in closet. The other 3pc bathroom on this level is well-appointed with a tub and a single vanity with plenty of storage space. The unbeatable location offers close proximity to shopping plazas and scenic walking paths, making everyday errands and outdoor activities a breeze. Conveniently located in Panorama Hills, close to playgrounds, walk/bike paths, elementary schools, public transportation and STONEY TRAIL. Don't miss the OPPORTUNITY to own this incredible home—schedule a showing today and experience the perfect blend of style, comfort, and convenience!

Built in 2022

Essential Information

MLS® #	A2152003
Price	\$499,990
Sold Price	\$501,990
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,683
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	301, 101 Panatella Square Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2R9

Amenities

Amenities	Park, Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Other
Lot Description	Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 9th, 2024
Days on Market	16
Zoning	M-1 d85
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.