

# \$435,000 - 1610, 125 Panatella Way Nw, Calgary

MLS® #A2159694

**\$435,000**

2 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.02 Acres

Panorama Hills, Calgary, Alberta

Discover an exceptional opportunity to own a meticulously maintained, fully upgraded townhome in the sought-after Panorama Hills community. This stunning residence features 2 SPACIOUS MASTER BEDROOMS and 2.5 bathrooms, seamlessly blending modern design with comfort. The main level welcomes you with 9 ft. ceilings, beautiful hardwood flooring, a stylish kitchen equipped with stainless steel appliances, and an open dining area that flows into a generously sized living room. Natural light pours in through large windows, enhancing the airy, open concept. Step out onto your private balcony to enjoy the serene surroundings. The upper floor is dedicated to two master suites, each offering walk-in closets and luxurious ensuite bathrooms, plus a convenient laundry room. The oversized double car garage, with a rear walkout, offers ample parking and extra storage space. Notable updates include a NEW WASHER AND DRYER, WATER SOFTNER, FILTERED WATER SYSTEM, NEWER WATER TANK and a NEWER GARAGE DOOR. Enjoy unparalleled convenience with close proximity visitor parking, the VIVO Recreation Centre just a short walk away, and schools, pathways, shopping, and parks within minutes. Donâ€™t miss this rare opportunityâ€”book your showing today!

Built in 2009



## Essential Information

MLS® #	A2159694
Price	\$435,000
Sold Price	\$419,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

## Community Information

Address	1610, 125 Panatella Way Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0R9

## Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 22nd, 2024
Date Sold	October 10th, 2024
Days on Market	49
Zoning	M-1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.