

\$469,999 - 544 Panatella Walk Nw, Calgary

MLS® #A2162884

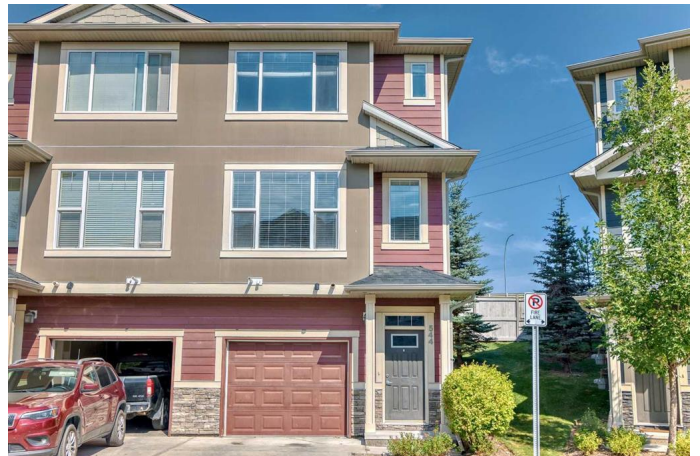
\$469,999

3 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

EXCEPTIONAL FIND! This end-unit townhouse with 1325 Sq ft of LIVING SPACE, features an open sunny floor plan, 3 bedrooms, and 2.5 baths, located in the highly coveted Panorama Hills community, perfectly combines convenience with modern living. A quick drive takes you to all essentials, including schools from kindergarten to high school, shopping centers, grocery stores, VIVO Recreation Centre with a high-end swimming pool and gym, and Landmark Cinema. The most recent upgrades include new carpet and a tankless hot water tank. The home features an attached DOUBLE TANDEM car garage plus the driveway for the third car, offering ample parking and storage space. The main floor stands out with 9-foot ceilings with a charm of exquisite hardwood floors and the convenience of an advanced HRV system. Revel in exceptional comfort with TRIPLE-GLAZED WINDOWS and superior insulation offered by Hardie Board siding. The kitchen features sleek contemporary finishes with upgraded granite countertops, a spacious breakfast bar, ceiling-height cabinets, and stainless-steel appliances, and a thoughtfully designed layout that caters to all your cooking needs. The adjacent dining room is perfect for family meals or hosting dinner parties, offering a warm and inviting space for gatherings. A deck surrounded by mature trees offers peaceful views with a gas BBQ line. The upper-level features three bedrooms, including a spacious primary suite with its 3-piece



ensuite bathroom for added privacy. The two additional bedrooms are generously sized and share a well-appointed four-piece bathroom, and a laundry room providing ample comfort for family or guests. This townhome offers outstanding value with low condo fees which includes hassle-free snow removal and lawn maintenance. and its located directly opposite to the mailbox and visitor parking. Enjoy proximity to playgrounds, shopping, public transit, schools, and effortless access to major roads and highways for convenient commuting. Don't forget to click on the virtual tour link and Call your favorite realtor today for a private viewing!

Built in 2014

Essential Information

MLS® #	A2162884
Price	\$469,999
Sold Price	\$470,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	544 Panatella Walk Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3K0Z4

Amenities

Amenities Community Gardens, Playground, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached

Interior

Interior Features High Ceilings, No Smoking Home, Tankless Hot Water

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Underground Sprinklers

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2024

Date Sold September 18th, 2024

Days on Market 13

Zoning M-1 d75

HOA Fees 270.00

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

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