

305 Panatella Walk NW
Calgary, Alberta

MLS # A2215385



\$459,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 329
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: None

Check out this stunning 2-storey townhouse in Panorama Hills! Built in 2014, this 1,338 sq. ft. home offers 3 spacious bedrooms and 1.5 baths upstairs. The 9ft ceilings and engineered hardwood flooring on the main level add a touch of elegance. A sunny southwest-facing exposure floods the home with natural light throughout the day. The modern kitchen features a central island, granite countertops, full-height cabinetry, and stainless steel appliances, making meal prep a breeze. A double attached garage provides ultimate convenience. This move-in-ready townhome boasts a bright and welcoming living room, a well-equipped kitchen, a sunny nook with balcony access, and a half bath on the main level. Upstairs, you'll find the primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bath. The basement houses the laundry room and access to the double garage. Perfect as a starter home or investment property, this townhome is located just minutes from Buffalo Rubbing Stone School, Save-On-Foods, Co-Op, Superstore, restaurants, public transit, and more! Quick access to Stoney Trail and Country Hills Blvd makes commuting a breeze. Act fast while mortgage interest rates remain at an all-time low! Let me know if you'd like me to adjust the tone or highlight any other details!