

**103, 161 Panatella Landing NW
Calgary, Alberta**

MLS # A2233109



\$349,888

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	981 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Tankless Hot Water		
Inclusions:	None		

FULLY RENOVATED | LARGE MAIN FLOOR Bungalow style townhouse in an Amazing Location with LOW CONDO FEE'S | CORNER UNIT | PRIVATE FRONT PATIO | PARKING STEPS FROM FRONT DOOR | IN-FLOOR HEATING | TANKLESS HOT WATER | IN-SUITE LAUNDRY | MODERN UPDATES THROUGHOUT | WALKABLE TO SCHOOLS, PARKS, THE RESIDENT'S CLUB, TRANSIT & MORE! Stylish, move-in ready, and thoughtfully renovated, this bungalow-style corner unit offers exceptional single-level living with no stairs and over \$35,000 in recent updates. Nestled in the well-maintained Panatella Landing complex, this ground-floor home blends function and comfort with fresh finishes and a location that puts daily amenities and recreation within easy reach. The spacious open concept layout features new wide-plank laminate flooring and updated baseboards that flow through the entire home. A chic feature wall adds personality to the welcoming living area, while the central dining space comfortably accommodates everyday meals and special gatherings alike. The refreshed kitchen offers ample storage with refinished cabinetry, modern countertops, and a pantry, all anchored by a central island with a convenient breakfast bar to casually gather. Two generously sized bedrooms include a bright primary with corner windows and a beautifully renovated 4-piece bathroom serves the home with updated finishes and cabinetry. In-suite laundry adds everyday convenience, while upgraded blinds, fresh paint, new trim and modern plumbing fixtures contribute to the polished look and feel. Enjoy year-round comfort with energy-efficient in-floor heating, a tankless on-demand hot water system and a recently replaced boiler still under warranty. Step outside to your private front patio, perfect for a morning coffee or evening BBQ. An assigned parking stall

is also included further adding to your comfort and convenience. This well-situated home is located just steps from schools, parks, transit and the private Panorama Hills Residents Club featuring a splash park, tennis and basketball courts, playground, and picnic areas. Nearby Country Hills Town Centre offers grocery stores, restaurants, shops and services, while Vivo Recreation Centre, Country Hills Golf Club and Nose Hill Park are only minutes away by car. Truly an outstanding location for this move-in ready home in a connected and family-friendly neighbourhood!