

10 Panatella Street NW  
Calgary, Alberta

MLS # A2211494



\$404,900

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Panorama Hills        |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 1,283 sq.ft.          | Age:   | 2007 (18 yrs old) |
| Beds:     | 3                     | Baths: | 1 full / 1 half   |
| Garage:   | Off Street, Stall     |        |                   |
| Lot Size: | 0.03 Acre             |        |                   |
| Lot Feat: | Rectangular Lot       |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air                                       | Water:     | -      |
| Floors:     | Vinyl  | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                  | Condo Fee: | \$ 290 |
| Basement:   | Full, Unfinished                                 | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                         | Zoning:    | DC     |
| Foundation: | Poured Concrete                                  | Utilities: | -      |
| Features:   | Laminate Counters, No Animal Home, Vinyl Windows |            |        |

Inclusions: N/A

Welcome to this recently updated 3-bedroom townhome, ideally located just steps from Captain Nichola Goddard School. The main floor features a bright and spacious living area with newly installed vinyl plank flooring and large windows that fill the space with natural light. The functional U-shaped kitchen offers recently upgraded stainless steel appliances, ample cabinetry, and opens to the dining area&mdash;perfect for everyday living or entertaining. Upstairs, you&rsquo;ll find three generously sized bedrooms, including a large primary bedroom with closets, along with recently upgraded flooring throughout the upper level. Additional improvements include fresh paint, a newer bathroom vanity on the main level, a recently replaced hood fan, and a newer washer,dryer, fridge, and stove. This move-in-ready home is an excellent opportunity for families seeking comfort, style, and a great location.