

\$485,900 - 302, 101 Panatella Square Nw, Calgary

MLS® #A2229127

\$485,900

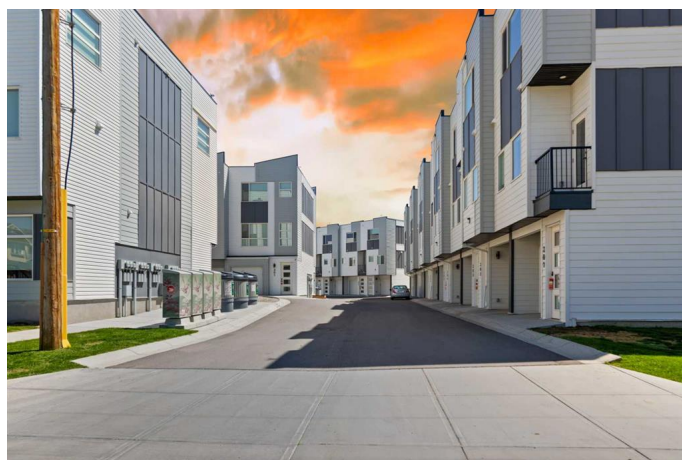
3 Bedroom, 4.00 Bathroom, 1,718 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

INVESTMENT ALERT | FIRST TIME HOME BUYERS | 2022 BUILT | 3 BEDROOMS | 3.5 BATHROOMS | ATTACHED SINGLE GARAGE. Welcome to The Heights at

Panorama in the desirable community of Panorama Hills. This open concept townhome offers 1718 square feet of luxury living just steps away from community parks, walk and bike pathways. With its West fronting, this townhome offers a ton of natural lighting across its upper levels. This home offers an attached single car garage which leads to fully developed flex/bonus room space, perfect for home office or at home gym! There is also a full bathroom and direct access to the backyard. On the main floor you'll find the perfect balance of open concept living and flexible design placement with a rear kitchen containing quartz counter tops and stainless steel appliances, a dedicated dining room location, laundry room, powder room, and a central living room space. The upper level you will find two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private 4 piece bathroom ensuite. A well-appointed bathroom serves the other bedroom, ensuring comfort and privacy for all occupants. A beautiful loft completes this level, offering additional living space for your needs. This property is situated close to schools within the community, shopping malls, movie theatre, Vivo Recreational Centre, public transportation, and easy access to major routes, such as Stoney Trail and



Deerfoot Trail. Don't miss the opportunity to own this incredible home - schedule a showing today!

Built in 2019

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2229127 |
| Price | \$485,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,718 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 302, 101 Panatella Square Nw |
| Subdivision | Panorama Hills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 2R9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows |
|-------------------|--|

| | |
|--------------|--|
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Walk-Out, See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Lighting, Playground, Private Entrance |
| Lot Description | Private, Rectangular Lot |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 5 |
| Zoning | M-1 d85 |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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