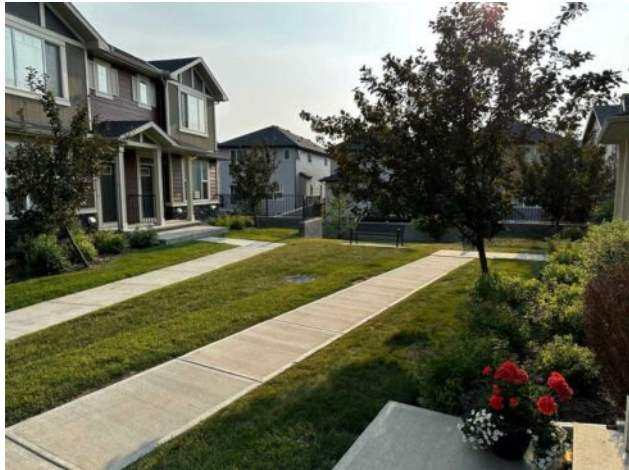


106 Panatella Walk NW  
Calgary, Alberta

MLS # A2179659



**\$478,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Price reduced from \$505,000 of this beautiful 3-bedroom, 2.5-bathroom 2 storey townhouse in Panorama Hills. This home boasts several standout features, including low condo fees, double attached garage, and 9' ceilings on the main level. The prime location across from a park and playground enhances its appeal. The main level features tasteful engineered hardwood flooring and includes a well-appointed kitchen with quartz countertops, stainless steel appliances, and a large bar island, alongside a dining area that opens to a back balcony with a gas rough-in. The sun-drenched living room has huge windows and faces a south-facing courtyard. Upstairs, the master bedroom offers a 3-piece ensuite and a walk-in closet with window, with 2 more good-sized bedrooms and a 4-piece bathroom completing the upper level. The basement features a laundry room, a storage room, and access to the 19'8" x 19'2" double attached garage, which is large enough to park two full-size vehicles. Conveniently close to schools, shopping centers, public transit, Stoney Trail, the Vivo Centre and the new famous senior high school - North Trail High School, which offers a wide range of recreational activities and facilities. Don't miss the incredible value this home offers! Book your showing today for this huge price reduction town home!