

1901, 125 Panatella Way  
Calgary, Alberta

MLS # A2201393



**\$468,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Composite Siding, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 384

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

\*\*\*Open House -- Sunday, March 16, 1:30 pm to 3:30 pm \*\*\*Welcome to your dream home in Panorama Hills! This stunning corner unit townhouse radiates natural light and modern charm. Enjoy an open-concept main floor with a spacious kitchen complete with a breakfast bar, elegant dining area, and cozy living room that opens to a private deck through French doors. A versatile nook offers the perfect space for a home office or study, adapting effortlessly to your lifestyle. Upstairs, the serene primary suite boasts a walk-in closet and a luxurious 3-piece ensuite, while two additional bedrooms share a stylish 4-piece bathroom and a convenient laundry area. The oversized attached tandem garage provides ample storage and workspace with direct access to a rear walkout patio. Ideally located just steps from North Trail High School, parks, shopping, and major highways, this home is perfect for families and commuters alike. Don't miss this rare opportunity to experience comfort, style, and convenience all in one—schedule your private showing today and make Panorama Hills your new address!