

**261 Pantego Lane NW**  
**Calgary, Alberta**

**MLS # A2286812**



**\$434,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to 261 Pantego Lane NW in Panorama Hills! A thoughtfully designed 3-bedroom townhome offering space, convenience, and one of the most sought-after features in townhouse living: A DOUBLE ATTACHED GARAGE! Positioned along a scenic walking path at the front of the home, this property enjoys added openness and a pleasant outlook rarely found in attached living. Whether it's morning coffee on the front step, evening strolls, or walking the dog, the pathway enhances everyday lifestyle and creates a sense of breathing room. Inside, the layout is both open, practical and inviting. The main floor is designed for connection, with comfortable living (with a balcony) and dining areas anchored by the central kitchen &ndash; ideal for daily routines or hosting family and friends. A convenient 2-piece powder room completes the main level. Upstairs, three well-sized bedrooms provide flexibility for growing families, guests, or a dedicated home office. The primary bedroom offers its own private ensuite and walk-in-closet with a window, while a full additional bathroom serves the secondary bedrooms &ndash; delivering a functional 2.5-bathroom layout that supports busy households and growing families. The standout feature is the double attached garage &ndash; a true rarity in townhome living. It provides secure parking for two vehicles, additional storage capacity, and protection from Calgary's winter months. For multi-vehicle households or buyers seeking practicality without sacrificing lifestyle, this is a major advantage. Living in Calgary's northwest, Panorama Hills continues to attract families for good reason. The community is known for its abundance of parks, playgrounds, and green spaces, along with access to the Panorama Hills Community Centre, offering year-round amenities and programming. Walking paths connect the

neighbourhood, schools are nearby, and shopping, dining, and daily essentials are minutes away. Quick access to major routes like Stoney Trail and Deerfoot Trail makes commuting efficient while keeping you tucked into a family-oriented setting. Balanced, functional, and located in one of northwest Calgary's most established communities — 261 Pantego Lane offers townhome living without compromise! Book your showing TODAY!