

**505, 101 Panatella Square NW  
Calgary, Alberta**

**MLS # A2297550**



**\$469,800**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, Quartz Counters		

**Inclusions:** none

Welcome to this beautifully maintained townhome in the highly sought-after community of Panorama Hills, where comfort meets everyday convenience. Featuring a heated single attached garage, this home offers ample space for both parking and storage. The main level boasts a thoughtfully designed layout with a spacious bedroom, a full bathroom, and direct access to the backyard—perfect for relaxing outdoors or letting kids play. Upstairs, you’ll find a bright and open-concept living space highlighted by 9-ft ceilings and durable LVP flooring throughout. The inviting living room is perfect for entertaining, while the modern kitchen showcases quartz countertops, sleek stainless steel appliances, and ample counter space. This level also includes a powder room, in-suite laundry, and access to a private balcony—ideal for summer BBQs or enjoying your morning coffee. The upper level features two generously sized bedrooms, including a primary retreat with a walk-in closet and a private ensuite complete with a double vanity. An additional full bathroom serves the second bedroom, while a versatile loft area offers the perfect space for a home office, lounge, or playroom. Well-maintained and ideally located, this home is a fantastic opportunity you won’t want to miss!