

**211, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2313128



\$449,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,200 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 342
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: NA

Welcome to this well-maintained 2-bedroom corner unit townhouse located in the desirable community of Panorama Hills. The main level features a bright and spacious living area, functional kitchen, dining space, convenient 2-piece bathroom, and access to a private deck. This home also includes a single attached garage for added convenience and storage. Ideally situated close to all three levels of schools, shopping, parks, public transit, and with quick access to Stoney Trail, making commuting easy. A great opportunity for first-time buyers, small families, or investors seeking comfort and convenience in a fantastic location.