# \$459,900 - 2302, 125 Panatella Way Nw, Calgary

MLS® #A2217547

# \$459,900

3 Bedroom, 3.00 Bathroom, 1,389 sqft Residential on 0.04 Acres

Panorama Hills, Calgary, Alberta

Nestled in the highly desirable community of Panorama Hills, this bright and spacious 3-bedroom, 2.5-bathroom end-unit townhome offers the perfect blend of modern comfort and unbeatable convenience. From its open-concept layout to its prime location near top amenities, this home is ideal for families, professionals, and investors alike. Step inside to discover a beautifully designed main floor with 9-foot ceilings, large windows, and an inviting open-concept living space. The gourmet kitchen boasts stainless steel appliances, a stylish tile backsplash, sleek dark cabinetry, and a spacious island with an eating barâ€"perfect for casual meals and entertaining. A walk-in pantry provides ample storage, while the seamless flow into the dining and living areas makes everyday living effortless. Upstairs, you'II find three generously sized bedrooms, including a primary suite with a walk-in closet and private ensuite bathroom. The 2 additional bedrooms share a well-appointed full bathroom, and the convenient upper-floor laundry adds practicality to daily life. Outside, the deck and backyard create a private oasis for summer BBQs and relaxation, while the huge double attached tandem garage offers plenty of space for vehicles and storage. A dedicated visitor parking spot right beside the unit adds even more convenience. Location is everything, and this home delivers. Within walking distance, you'II find North Trail Calgary High School, Vivo Recreation Centre, bus stops, cinemas,







shopping, and dining. With quick access to Stoney Trail, Deerfoot Trail, and the Calgary Airport, commuting is a breeze. This is low-maintenance living at its finest in one of the city's most sought-after neighborhoods. Don't waitâ€"this gem won't last long! Schedule your private showing today.

Built in 2009

# **Essential Information**

MLS® # A2217547 Price \$459,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,389 Acres 0.04 Year Built 2009

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 2302, 125 Panatella Way Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 0R9

#### **Amenities**

Amenities Other, Snow Removal, Trash, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

**Pantry** 

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Other

Lot Description Low Maintenance Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 4th, 2025

Days on Market 13
Zoning M-1
HOA Fees 210

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Bravo Realty

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