

# \$435,999 - 1406, 125 Panatella Way Nw, Calgary

MLS® #A2210930

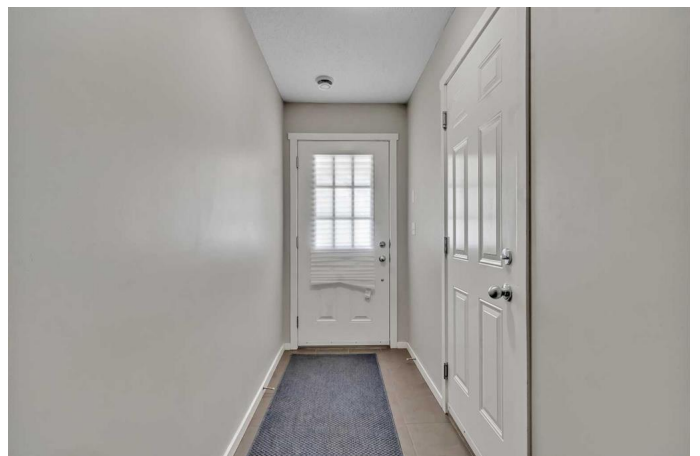
**\$435,999**

2 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

Discover your Dream Home in Panorama Hills. This stunning 3-Storey townhouse features 2 bedrooms and 2.5 bathrooms in the prestigious community in North West Calgary. It is close to all amenities, including within walking distance of North Trail High School, the VIVO recreation center, playgrounds, various entertainment amenities, and public transportation. Making it ideal for young families, first-time home buyers, or busy professionals. On the main floor, this townhouse offers a double tandem heated garage with convenient access to a private balcony. Step inside the second floor and be amazed by the open concept with luxury vinyl plank flooring and a soaring 9'™ ceiling designed to make the most of the space with large windows that flood the home with natural light. It has a spacious living room and dining area perfect for relaxation and entertainment and an east-facing balcony is an excellent spot for morning coffee or evening barbecues. Upstairs, you will find a master bedroom, with a walk-in closet, a 3-piece ensuite with plenty of storage for all your things, and a top-floor laundry. The third level also features a generous-sized second bedroom, a 4-piece bathroom, and a flex room that can serve as an additional office, bedroom, or playroom. Plus, there are plenty of visitor parking in the complex and quick access to Stoney Trail, Deerfoot Trail, and the Airport. Recent upgrades include a refrigerator and washer



(2023). This move-in-ready home provides maintenance-free living with low condo fees, perfect for investors or first-time buyers. Don't miss your chance to own this gem in Panorama Hills- schedule your showing today!

Built in 2009

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210930      |
| Price          | \$435,999     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,358         |
| Acres          | 0.03          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1406, 125 Panatella Way Nw |
| Subdivision | Panorama Hills             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0R9                    |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Basement          | None                                                                                                      |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Back Yard, Few Trees, Lawn   |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | M-1              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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