

# \$459,999 - 304, 101 Panatella Square Nw, Calgary

MLS® #A2232173

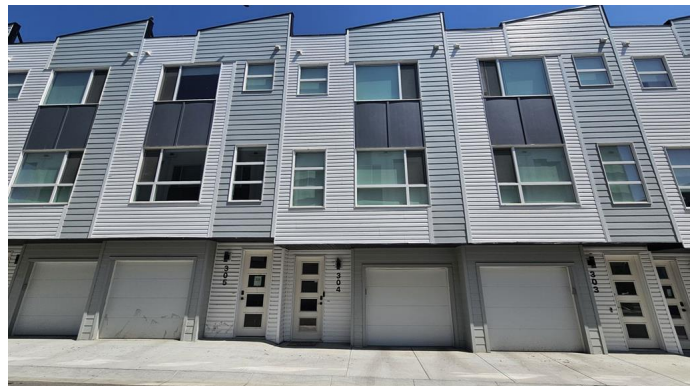
**\$459,999**

3 Bedroom, 4.00 Bathroom, 1,518 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

**3 BEDS | 3.5 BATHS | SINGLE ATTACHED GARAGE..** Welcome to your dream home nestled in the highly sought-after community of Panorama Hills, offers unparalleled convenience and comfort. Boasting a prime location, this townhome features a **SINGLE ATTACHED GARAGE**, ensuring ample parking and storage space for your convenience. Lower floor offers a convenience of a bedroom with full bathroom and a leading door to the backyard to enjoy beautiful sunshine with kid's play area offering a pleasant backdrop. As you move up the stairs, you'll be greeted by an inviting open floor plan on the upper floor boasts living room provides the perfect setting for relaxation and entertainment illuminated by natural light streaming through large windows, while the modern kitchen, equipped with sleek stainless steel appliances-is a chef's delight, powder room and laundry facilities. Step through the patio door adjacent to the kitchen and onto the balcony, where you can enjoy summer evening barbecues and soak in the vibrant atmosphere. On the second level, you'll find two very spacious bedrooms including the luxurious primary bedroom boasts a spacious walk-in closet and a pristine en-suite, a well-appointed 2nd bathroom serves the other bedroom ensuring comfort and privacy for all occupants and a beautiful loft completes this level. With its unbeatable location and immaculate condition, this property is a rare find in today's market. Don't miss out on the



opportunity to make it yours â€“ schedule a showing with your favorite realtor today before it's gone!

Built in 2022

### Essential Information

MLS® #	A2232173
Price	\$459,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	304, 101 Panatella Square Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2R9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	13
Zoning	M-1D85

**Listing Details**

Listing Office	PREP Realty
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