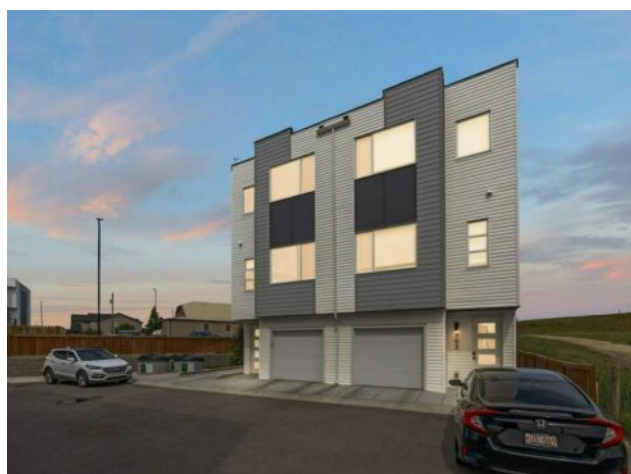


**701, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2235411



\$515,000

| | | | |
|------------------|--------------------------------|---------------|------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Other | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,734 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 335 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 d85 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan | | |

Inclusions: n/a

Welcome to this rare 3-storey duplex-style townhouse in the heart of Panorama Hills, one of Calgary's most sought-after communities. This beautifully designed home offers 3 spacious bedrooms and 3 full bathrooms, thoughtfully laid out to provide comfort, style, and functionality for the modern family. Step inside to a bright and open main floor featuring a large living room with direct access to a private balcony, perfect for relaxing or entertaining. The chef's kitchen is equipped with a central island and seamlessly connects to the dining area. A full bedroom and 4-piece bathroom on this level provide flexible living options for guests or multi-generational families. Upstairs, you'll find two primary suites, each complete with their own walk-in closets and private 4-piece ensuite bathrooms. The upper level also features a convenient laundry area, adding to everyday ease. The lower level offers a generous storage space and access to the tandem double garage, giving plenty of room for your vehicles and gear. Located in a vibrant and family-friendly neighborhood, this home is just minutes from schools, parks, shopping centers, and major roadways. Whether you're a first-time buyer or looking to upsize, this is a rare opportunity to own a stylish and low-maintenance home in a prime location.