

238 Panatella Walk NW  
Calgary, Alberta

MLS # A2263394



## \$459,900

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning 3-bedroom corner unit townhouse offering the perfect balance of style, comfort, and convenience. The open-concept main floor features beautiful hardwood flooring, a chef-inspired kitchen with a large granite island, and plenty of natural light &mdash; perfect for entertaining or relaxing with family. Upstairs, you'll find a spacious master suite with a walk-in closet and a private ensuite complete with a stand-up shower, along with two additional well-sized bedrooms and a full bath. Enjoy the comfort of an energy-efficient tankless hot water system and the practicality of a double attached garage. Located in a highly convenient area, this home offers easy access to Stoney Trail, major roadways, schools, and shopping centers, making daily life effortless. This townhouse is the ideal choice for families or professionals seeking a modern lifestyle in a great community, move-in ready and designed to impress!