

136 Pantego Lane NW
Calgary, Alberta

MLS # A2281131



\$425,000

Division: Panorama Hills

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,220 sq.ft. **Age:** 2011 (15 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Concrete Driveway, Single Garage Attached

Lot Size: 0.04 Acre

Lot Feat: Sloped Down

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Other

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 348

Basement: Partial

LLD: -

Exterior: Asphalt, Concrete, Vinyl Siding, Wood Frame

Zoning: DC Pre IP2007

Foundation: Poured Concrete

Utilities: Cable

Features: Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Inclusions: none

Fantastic opportunity to own this gorgeous AIR CONDITIONED 3 bed + 2.5 bath townhome with a single attached GARAGE! Driving up, you'll appreciate the low-maintenance landscaping and the lovely curb appeal. The front driveway is perfect for guests, while visitor parking allows more options for larger gatherings. Inside, you'll admire the meticulous care that has gone into maintaining this home, it's pristine. The front living room has a large window and plenty of space for your furniture. The large kitchen has abundant counter space, modern appliances, and a picture window that overlooks the private yard. The dining room will easily accommodate family dinners and the 2 piece bath is a convenient touch. Upstairs, the primary suite is spaciously appointed with a large closet and a 4 piece ensuite. Two additional bedrooms and a 4 piece bath complete this upper level. The unfinished basement offers great storage options and this is where you'll find the laundry as well. Enjoy summer nights on your private back patio with a cocktail in hand. This is a pet-friendly complex. One dog or cat is allowed under 20kg. With low condo fees and great proximity to shopping and transit, this is the one you don't want to miss. Available for immediate occupancy!