

217 Panatella NW  
Calgary, Alberta

MLS # A2283128



**\$454,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** N/A

Good starter home or investment property. Walking distance to North Trail High School, double garage, front facing a court yard, and well kept, welcome to this spacious townhouse in prestigious Panorama Hills. It features quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on main and lower level, engineering hardwood flooring on the main floor, tiles in the upper bathrooms, stainless steel appliances, washer and dryer, window blinds, and balcony with gas line hook up. It has 3 good size bedrooms up, total 2.5 bathrooms, large living room, spacious kitchen and dining area, laundry on the lower level, and double attached garage. It closes to school, playground, shopping, and public transit. \*\* 217 Panatella Walk NW \*\*