

**305 Panatella Walk NW**  
**Calgary, Alberta**

**MLS # A2215385**



**\$459,000**

<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>	2014 (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>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Composite Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 329
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** None

Check out this stunning 2-storey townhouse in Panorama Hills! Built in 2014, this 1,338 sq. ft. home offers 3 spacious bedrooms and 1.5 baths upstairs. The 9ft ceilings and engineered hardwood flooring on the main level add a touch of elegance. A sunny southwest-facing exposure floods the home with natural light throughout the day. The modern kitchen features a central island, granite countertops, full-height cabinetry, and stainless steel appliances, making meal prep a breeze. A double attached garage provides ultimate convenience. This move-in-ready townhome boasts a bright and welcoming living room, a well-equipped kitchen, a sunny nook with balcony access, and a half bath on the main level. Upstairs, you'll find the primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bath. The basement houses the laundry room and access to the double garage. Perfect as a starter home or investment property, this townhome is located just minutes from Buffalo Rubbing Stone School, Save-On-Foods, Co-Op, Superstore, restaurants, public transit, and more! Quick access to Stoney Trail and Country Hills Blvd makes commuting a breeze. Act fast while mortgage interest rates remain at an all-time low! Let me know if you'd like me to adjust the tone or highlight any other details!