

**1212, 125 Panatella Way NW**  
**Calgary, Alberta**

**MLS # A2254509**



**\$399,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills         |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,272 sq.ft.           | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.02 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped             |               |                   |

|                    |                                                |                   |         |
|--------------------|------------------------------------------------|-------------------|---------|
| <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> | \$ 346  |
| <b>Basement:</b>   | None                                           | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home |                   |         |

**Inclusions:** N/A

Welcome to this charming home, nestled in a sought-after Panorama Hills, offers the perfect blend of modern convenience and cozy living. Step inside and be captivated by the inviting atmosphere and well-thought-out floorplan. As you enter, you'll be greeted by a spacious and airy foyer connected to your front patio. Venture upstairs, where the living quarters await. The main floor is adorned with beautiful flooring that exudes both elegance and practicality. The kitchen, featuring ceramic tile, is a culinary enthusiast's delight and is connected to a spacious balcony. The kitchen is spacious and offers ample counter space, and a pantry. This delightful home boasts two generously sized bedrooms and a flex-room which you can use for an office, studio, or whatever your lifestyle requires. The primary bedroom comes with the added luxury of an ensuite bathroom, ensuring your comfort and privacy. The convenient upper-floor laundry adds practicality to daily life. The thoughtful design continues with a double tandem garage, providing secure parking for two vehicles and additional storage space. Location is everything, and this home delivers. Within walking distance, you'll find North Trail Calgary High School, Vivo Recreation Centre, bus stops, cinemas, shopping, and dining. With quick access to Stoney Trail, Deerfoot Trail, and the Calgary Airport, commuting is a breeze. This is low-maintenance living at its finest in one of the city's most sought-after neighborhoods. Don't wait—this gem won't last long! Schedule your private showing today.