

# \$420,000 - 1709, 125 Panatella Way Nw, Calgary

MLS® #A2229520

**\$420,000**

2 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.03 Acres

Panorama Hills, Calgary, Alberta

Welcome to the highly coveted Panorama Hills, where you will find this lovingly-kept townhome, perfect for a young family, downsizers, or savvy investors. Start by entering through your double attached tandem garage, and continue up to your bright and sunny main floor, where you can enjoy an abundance of natural sunlight flowing in through your south-facing windows. The wide-open layout between your kitchen and spacious living area means you can enjoy uninterrupted quality time while preparing meals for family, or entertaining friends. Grill some bbq, or get some fresh air on your main floor balcony while overlooking the children safely playing in the greenspace directly below. Proceed upstairs at the end of the day to your primary bedroom, equipped with your private ensuite, or get some exercise or do some work in your multi-purpose room/den, which can be used in a variety of ways! Another nicely sized bedroom, a second full bath, and your conveniently placed washer/dryer make up the rest of the upper floor. A huge bonus of this specific home is that it is one of a few that back onto the courtyard! A major perk of living here is the closeness to all necessary amenities, such as Superstore, Vivo, the North Pointe Transit Terminal, plenty of nearby



dining and shopping options, major retailers, medical clinics, and the new North Trail High School, all within a quick walk or short drive. The cherry on top is the ease of access to major arteries such Country Hills Blvd., Harvest Hills Blvd., Stoney Trail, and Deerfoot Trail, getting you to where you have to go, quicker. A nice home, in a great community, with everything you need nearby..come book your private viewing today! Everyone is welcome!

Built in 2009

### **Essential Information**

MLS® #	A2229520
Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.03
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1709, 125 Panatella Way Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0R9

### **Amenities**

Amenities	Clubhouse, Playground, Visitor Parking
-----------	--

Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	12
Zoning	M-1 d75
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.