

# \$454,900 - 2302, 125 Panatella Way Nw, Calgary

MLS® #A2217547

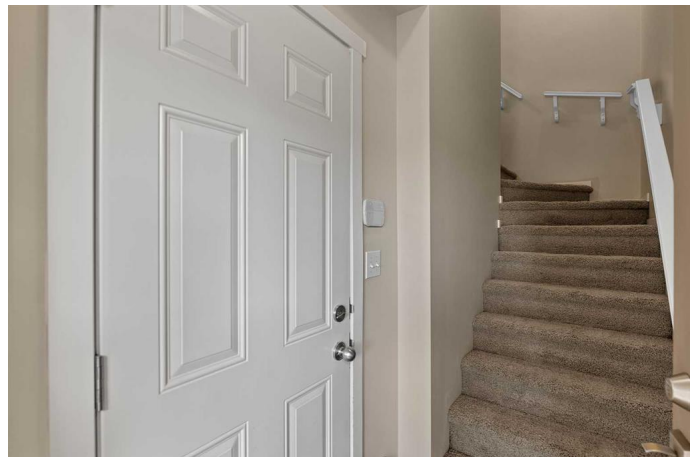
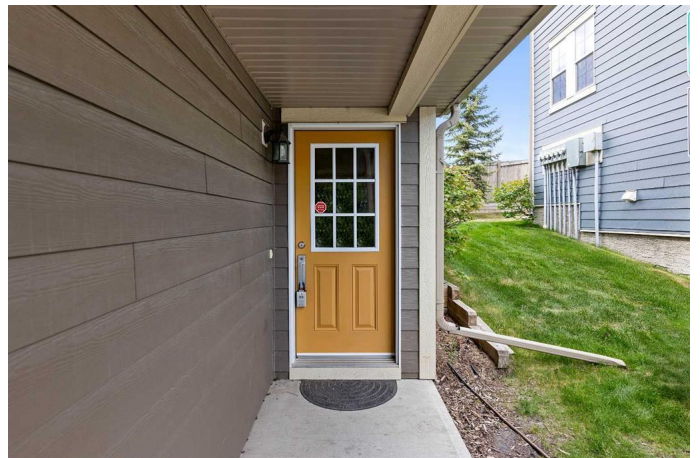
**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.04 Acres

Panorama Hills, Calgary, Alberta

Nestled in the highly desirable community of Panorama Hills, this bright and spacious 3-bedroom, 2.5-bathroom end-unit townhome offers the perfect blend of modern comfort and unbeatable convenience. From its open-concept layout to its prime location near top amenities, this home is ideal for families, professionals, and investors alike. Step inside to discover a beautifully designed main floor with 9-foot ceilings, large windows, and an inviting open-concept living space. The gourmet kitchen boasts stainless steel appliances, a stylish tile backsplash, sleek dark cabinetry, and a spacious island with an eating bar—perfect for casual meals and entertaining. A walk-in pantry provides ample storage, while the seamless flow into the dining and living areas makes everyday living effortless. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and private ensuite bathroom. The 2 additional bedrooms share a well-appointed full bathroom, and the convenient upper-floor laundry adds practicality to daily life. Outside, the deck and backyard create a private oasis for summer BBQs and relaxation, while the huge double attached tandem garage offers plenty of space for vehicles and storage. A dedicated visitor parking spot right beside the unit adds even more convenience. 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.

Built in 2009

**Essential Information**

MLS® #	A2217547
Price	\$454,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.04
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2302, 125 Panatella Way Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0R9

**Amenities**

Amenities	Other, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	46
Zoning	M-1
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.