



## 125 Panatella Way Calgary Alberta

\$479,000

Perfect for First-Time Buyers! This beautifully maintained three-bedroom townhouse with an attached double garage offers comfort, style, and convenience. Ideally located next to North Trail High School with quick access to Stoney Trail, this home is surrounded by parks, schools, shopping, entertainment, and a public transit terminal, ensuring unparalleled convenience. On the main floor, this townhouse offers a spacious double garage with an storage room. Upon entering through the south-facing main entry door, you are greeted by a well-sized foyer with a built-in closet, providing a warm and practical welcome. The second floor boasts an open-concept design with 9-ft ceilings, featuring a well-laid-out kitchen, dining area, and flexible space—ideal for a home office or study. A generously sized living room with large south-facing windows fills the space with natural light, making it perfect for relaxation and entertaining. A convenient 2-piece bathroom is also located on this level. Upstairs, the primary bedroom offers a private ensuite and a walk-in closet, providing a serene retreat. Two additional south-facing bedrooms share a four-piece bathroom, ensuring comfort and privacy for all family members. The laundry room, thoughtfully located on this level, adds to the home's convenience and functionality. Recent upgrades include hot water tank (2022), and washer (2023). Additionally, the air ducts have been professionally cleaned and carpet is just replaced, ensuring a fresh and move-in-ready home. This affordable townhouse is the perfect choice for first-time buyers or families looking for a low-maintenance, conveniently located home. Don't miss your chance to own this gem—schedule your showing today! (id:6769)

Living room 12.75 Ft x 13.67 Ft

Dining room 10.58 Ft x 10.92 Ft

Other 15.58 Ft x 11.25 Ft

Other 6.50 Ft x 10.17 Ft

Primary Bedroom 11.67 Ft x 11.25 Ft

Bedroom 10.58 Ft x 9.58 Ft

Bedroom 10.58 Ft x 9.58 Ft

4pc Bathroom 5.92 Ft x 7.75 Ft

3pc Bathroom 4.92 Ft x 7.75 Ft

Storage 8.42 Ft x 3.50 Ft

Listing Presented By:



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