## ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

## 31 PANTEGO Lane NW Calgary, Alberta

MLS # A2223947



\$475,000

| Division: | Panorama Hills         |        |                   |  |  |
|-----------|------------------------|--------|-------------------|--|--|
| Туре:     | Residential/Four Plex  |        |                   |  |  |
| Style:    | 2 Storey               |        |                   |  |  |
| Size:     | 1,326 sq.ft.           | Age:   | 2013 (12 yrs old) |  |  |
| Beds:     | 2                      | Baths: | 2 full / 1 half   |  |  |
| Garage:   | Double Garage Attached |        |                   |  |  |
| Lot Size: | 0.03 Acre              |        |                   |  |  |
| Lot Feat: | Greenbelt              |        |                   |  |  |
|           |                        |        |                   |  |  |

| Heating:    | Forced Air, Natural Gas   | Water:     | -      |  |
|-------------|---|------------|--------|--|
| Floors:     | Carpet, Linoleum  | Sewer:     | -      |  |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 350 |  |
| Basement:   | Partially Finished, See Remarks   | LLD:       | -      |  |
| Exterior:   | Vinyl Siding, Wood Frame  | Zoning:    | DC     |  |
| Foundation: | Poured Concrete   | Utilities: | -      |  |
| Features:   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |            |        |  |

Inclusions:

Well maintained CORNER townhome in the heart of Panorama Hills. Fronting onto green space, this dual primary suite home offers 2 spacious bedrooms with walk-in closets and ensuites, 2.5 bathrooms, and a heated double attached garage. The bright, open-concept main floor features a well-appointed kitchen with a large island, a dining area overlooking the landscaped courtyard, and a cozy living room with access to a covered balcony. The lower level features the laundry/mudroom, access to utilities, and direct entry to the heated garage. Excellent school options nearby, including Panorama Hills School (K–6), Captain Nichola Goddard School (6–9), and Notre Dame High School (10–12) — all just minutes away. With quick access to Stoney Trail, Deerfoot Trail, shopping, parks, Vivo Rec Centre, and Cross Iron Mills, this home delivers lifestyle and convenience. Well-priced, well-presented — don't miss your chance to call Pantego Lane NW home!