



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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181 Pantego Lane NW  
Calgary, Alberta

MLS # A2261301



**\$419,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Panorama Hills  |        |                   |
| Type:     | Residential/Four Plex   |        |                   |
| Style:    | 2 Storey  |        |                   |
| Size:     | 1,218 sq.ft.  | Age:   | 2010 (15 yrs old) |
| Beds:     | 3   | Baths: | 2 full / 1 half   |
| Garage:   | Concrete Driveway, Front Drive, Guest, Single Garage Attached |        |                   |
| Lot Size: | 0.05 Acre   |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Greenbelt           |        |                   |

|             |                                  |            |                 |
|-------------|----------------------------------|------------|-----------------|
| Heating:    | Central, Forced Air, Natural Gas | Water:     | -               |
| Floors:     | Carpet, Hardwood                 | Sewer:     | -               |
| Roof:       | Asphalt Shingle                  | Condo Fee: | \$ 350          |
| Basement:   | Full, Unfinished                 | LLD:       | -               |
| Exterior:   | Wood Frame                       | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete                  | Utilities: | -               |
| Features:   | Open Floorplan                   |            |                 |

Inclusions: None

\*Open House 1-3pm Sat Oct 4th\* Welcome to this bright and beautifully maintained 3-bedroom end-unit townhome, ideally situated with a northwest-facing front and southeast-facing backyard&mdash;ensuring natural light throughout the day without overheating. The main floor features a sun-filled, south-facing open layout that combines the living room, dining area, and kitchen&mdash;perfect for everyday living and entertaining. A convenient 2-piece bathroom and direct access to the attached garage add to the home&rsquo;s functionality. Upstairs offers a well-designed layout with a spacious primary bedroom, complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms and another full bathroom provide ample space for family or guests. The unfinished basement is your blank canvas&mdash;ready to become your future home theatre, gym, or large recreation space. Enjoy the privacy of a greenbelt backyard, plus easy access to a large shared pavilion in front&mdash;ideal for gatherings and community events. Parking is effortless with an attached garage, extra-long driveway for a 7-seater SUV, and two full rows of visitor parking right outside. Prime location: walk to Captain Nichola Goddard School, zoned for North Trail High School with AP programs, and close to major shopping like Superstore, Home Depot, and more. Vivo Rec Centre and Landmark Cinemas are just minutes away.