

2412, 175 Panatella Hill NW  
Calgary, Alberta

MLS # A2228284



**\$319,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 599
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Smoking Home		

**Inclusions:** N/A

Discover the perfect blend of style & functionality in this beautifully upgraded & well maintained 2-bedroom, 2-bathroom condo in the heart of Panorama Hills. With a modern open layout, this home offers comfort & convenience in a thriving family-friendly neighbourhood. Step inside to find tile & hardwood flooring, a modern white kitchen with stainless steel appliances including a newer dishwasher & microwave, quartz countertops, a pantry & in-suite laundry with storage. Enjoy year-round comfort with AC, built-in closet organizers & a private balcony complete with a gas line for barbecuing—ideal for summer nights. This unit also includes titled underground parking(#325 located next to the elevator), an assigned storage locker, visitor parking & ample street parking for guests. Perfectly situated just minutes from Stoney Trail, this location offers easy access to schools, playgrounds, ponds & the Gates of Panorama Hills which is just next door, where you’ll find everything from Save-On-Foods & Tim Hortons to restaurants, medical clinics & more. Enjoy exclusive access to the Panorama Hills Community Centre, featuring a spray park, basketball courts, skating rink, volleyball & a tobogganing hill. Whether you're walking or biking, the extensive trail network & surrounding greenspaces make it easy to enjoy the outdoors right from your doorstep. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a move-in-ready home in a well-connected community. Book your showing today! Check out the video & 3D walk through.