

2119, 175 Panatella Hill NW  
Calgary, Alberta

MLS # A2294655



## \$335,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 846 sq.ft.                         | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 533 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |        |

**Inclusions:** N/A

Welcome to this bright and beautifully maintained 2-bedroom, 2-bathroom ground-floor unit backing onto a peaceful walking trail in the highly sought-after community of Panorama Hills. Designed with both comfort and functionality in mind, this home features an open-concept layout with hardwood flooring, a cozy fireplace, and large windows that fill the space with natural light. Step outside to your private patio, perfect for relaxing or entertaining during the warmer months. The kitchen offers ample counter space and a practical layout, ideal for everyday living and hosting guests. The two spacious bedrooms are thoughtfully positioned on opposite sides, providing added privacy—perfect for families, guests, or roommates. Enjoy the convenience of underground titled parking and an unbeatable location within walking distance to shopping, dining, schools, VIVO recreation centre, and more. With quick access to Stoney Trail, Calgary International Airport, and CrossIron Mills, commuting and travel are effortless. Whether you’re a first-time buyer, downsizer, or investor, this is an incredible opportunity you don’t want to miss. Book your private showing today!