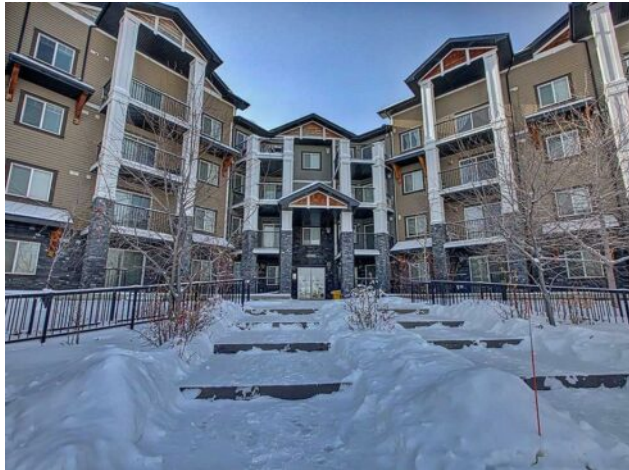


2316, 175 Panatella Hill NW  
Calgary, Alberta

MLS # A2182806



**\$239,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 368

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

Welcome to this well maintained one-bedroom, one-bathroom unit on the 3rd floor of Panorama West. This complex is just seconds away from shopping, restaurants, liquor stores, Tim Hortons plus much more. This unit also offers quick access to Stoney trail allowing you easy access in and out of the community. Once you step into the unit you notice hardwood floor, dark cabinetry with ample storage throughout the kitchen, well-maintained black appliances, quartz countertops and a dining nook area perfect to set up a home office or ideal for a built-in organizer or additional shelving. The main area also has an eat up kitchen island and corner gas fireplace giving anyone who walks in a cozy first impression. This unit also has large patio doors leading out to a private balcony (BBQ allowed) which helps flood the area with natural light. The primary bedroom is complete with a walk-through closet and an ensuite bathroom also with quartz countertops. In the area you will find schools, parks and access to Calgary's extensive pathway system. This unit offers in-unit laundry, 4'x6' storage unit and a titled parking stall. Please call to book your private viewing today.