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1310, 175 Panatella Hill NW
Calgary, Alberta

MLS # A2185586

$248,900

Division:	Panorama Hills
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment
Size:	541 sq.ft. **Age:** 2011 (14 yrs old)
Beds:	1 **Baths:** 1
Garage:	Additional Parking, Stall, Titled
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 340
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Elevator, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions:	N/A

Welcome to this stunning 3rd-floor unit in the desirable community of Panorama Hills, offering privacy and scenic views of lush green space. Perfectly situated within walking distance to schools, shopping, parks, public transportation, walking and bike paths, and all amenities, this home provides unparalleled convenience. Located in a sought-after building, this condo boasts an exceptional open-concept layout, flooded with natural light from large windows and enhanced by elegant hardwood floors. The kitchen features maple cabinets, black appliances, a built-in microwave and hood fan, and a center island with a raised eating bar—ideal for entertaining. The living room opens to a private balcony overlooking the green space, complete with a gas BBQ hookup for outdoor enjoyment. The spacious bedroom includes a double walk-through closet leading to a full ensuite bathroom. Additional highlights include a welcoming entryway, in-suite full-size washer and dryer, a titled parking stall conveniently located in front of the building, and an assigned underground storage locker. This beautiful condo truly has it all. Don’t miss this incredible opportunity—schedule your viewing today! Low condo fees, Exceptional Location.