

2109, 175 Panatella Hill NW
Calgary, Alberta

MLS # A2202348



\$275,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Exceptional value in this spacious two-bedroom unit with underground titled parking and in suite laundry at sought-after community of Panorama Hills. This home is nicely finished with new flooring, open concept layout, and southwest facing balcony. The spacious entry leads into kitchen features ample cabinetry, a pantry, and an eating bar perfect for casual meals. The 2 bedrooms are located on either side of the living room. The primary bedroom is a true retreat, complete with a walk-through closet and a full bathroom. The sun-soaked balcony comes with the natural gas hook-up for BBQ and leads to a tranquil courtyard. Close to walking paths, playground, pond, public transit, schools, shopping centre with restaurants, banks, sports complexes, library, movie Theatre etc. Short walk to Buffalo Rubbing Stone School and Captain Nichola Goddard School. Easy access Stoney Trail, Deerfoot Trail, Country Hills Blvd etc. Don't miss out on this fantastic opportunity.