



GRASSROOTS
REALTY GROUP

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**202, 31 Panatella Landing NW
Calgary, Alberta**

MLS # A2223039



\$394,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating: In Floor, Hot Water

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Mixed, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 215

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

PRICE REDUCED!!! LOW CONDO FEE!!! Here comes home you've been looking for. This beautiful refreshed, UPPER-FLOOR END UNIT has been amazingly maintained for your needs and desires and is ideally located in the heart of Panorama Hills. With over 1,200 sqft of immaculate living space, this is one of the LARGEST units in the complex offers 2 bedrooms, 2 bathrooms, in-suite laundry, storage and ATTACHED GARAGE. As you enter, you're welcomed by a private front entrance that leads upstairs into the main living space. This upper-level living space features a spacious open-concept layout with vaulted ceilings and large windows, filling the home with natural light. The well-appointed kitchen includes a central island with an eating bar, a walk-in pantry and ample cabinetry for all your storage needs. It is perfectly complemented by a generous dining area — ideal for hosting family and friends. The primary bedroom offers a peaceful retreat with a 4-piece ensuite bathroom and a walk-in closer. A second bedroom and another full 4-piece bathroom make this home comfortable and functional for family, guests, or roommates. A balcony off the kitchen provides the perfect spot for morning coffee or evening relaxation, completing this thoughtfully designed upper-level home. This cozy and energy-efficient home features in-floor heating and an advanced air exchange system, helping to reduce utility costs while ensuring year-round comfort. Located in the highly sought-after Panorama Hills community, this townhome is just steps from the Gates of Panorama Hills shopping centre, offering convenient access to Save-On-Foods, Rexall Pharmacy, dental and medical clinics, banks, restaurants, and more. Enjoy an unbeatable location — just 5 minutes to Stoney Trail, 15 minutes to the Calgary International Airport (YYC), and easy access to the

rest of the city. Families will love the convenience of having a school right across the street, making morning drop-offs a breeze. Don't miss your opportunity to call this exceptional home yours!