



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2412, 175 Panatella Hill NW**  
**Calgary, Alberta**

**MLS # A2228284**



**\$319,900**

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	978 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 599
LLD:	-
Zoning:	M-2
Utilities:	-

**Inclusions:** N/A

Discover the perfect blend of style & functionality in this beautifully upgraded & well maintained 2-bedroom, 2-bathroom condo in the heart of Panorama Hills. With a modern open layout, this home offers comfort & convenience in a thriving family-friendly neighbourhood. Step inside to find tile & hardwood flooring, a modern white kitchen with stainless steel appliances including a newer dishwasher & microwave, quartz countertops, a pantry & in-suite laundry with storage. Enjoy year-round comfort with AC, built-in closet organizers & a private balcony complete with a gas line for barbecuing—ideal for summer nights. This unit also includes titled underground parking(#325 located next to the elevator), an assigned storage locker, visitor parking & ample street parking for guests. Perfectly situated just minutes from Stoney Trail, this location offers easy access to schools, playgrounds, ponds & the Gates of Panorama Hills which is just next door, where you’ll find everything from Save-On-Foods & Tim Hortons to restaurants, medical clinics & more. Enjoy exclusive access to the Panorama Hills Community Centre, featuring a spray park, basketball courts, skating rink, volleyball & a tobogganing hill. Whether you're walking or biking, the extensive trail network & surrounding greenspaces make it easy to enjoy the outdoors right from your doorstep. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a move-in-ready home in a well-connected community. Book your showing today! Check out the video & 3D walk through.