



GRASSROOTS
REALTY GROUP

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**2220, 175 Panatella Hill NW
Calgary, Alberta**

MLS # A2235285



\$315,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

****Open House - Saturday July 12, 11:00 am - 1:00 pm**** Welcome to this beautifully maintained second-floor corner unit in the heart of Panorama Hills, one of NW Calgary's most desirable communities. This 2-bedroom, 2-bathroom unit offers over 900 sq ft of stylish and functional living space, including a versatile flex area—perfect for a home office, reading nook, or fitness corner. Step inside to discover hardwood flooring, a modern open-concept layout, and large windows that fill the space with natural light from multiple directions. The bright and airy living area is anchored by a cozy corner fireplace, adding warmth and charm year-round. The kitchen is a standout feature, complete with granite countertops, stainless steel appliances, and ample cabinetry—ideal for both cooking and entertaining. From the living room, step out onto your private balcony—perfect for morning coffee or evening unwinding. The spacious primary suite includes a walk-in closet and a private 3-piece ensuite. A generous second bedroom, a full guest bath, and in-suite laundry provide functionality and comfort. Additional highlights include an underground titled parking stall conveniently located steps from the door and private storage. Situated close to shopping, schools, parks, and with easy access to Stoney Trail, Country Hills Blvd, and other major routes, this location truly has it all. Don't miss your chance to own this bright, stylish, and move-in-ready home in Panorama Hills—schedule your private showing today!