



GRASSROOTS
REALTY GROUP

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**205, 160 Panatella Landing NW
Calgary, Alberta**

MLS # A2238269



\$305,000

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	Townhouse		
Size:	767 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Gentle Sloping, Lawn, See Remarks, Sloped Down		

Heating:	High Efficiency, In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Come on home to this desirable 2-bedroom top floor corner unit condo in the heart of Panorama Hills. You will love the location and its convenience only steps away from a playground, schools, shopping centers, movie theatre, banks, gyms, library, restaurants, public transportation, making daily errands and commuting a breeze. The proximity to the Calgary YYC Airport, Stoney Trail, and Deerfoot Trail ensures easy access to travel route commuting and convenience for frequent travelers. Located on the Top Level, this Corner Unit with its Vaulted Ceiling creates a Bright and Airy ambiance offering a quiet and peaceful living environment. With an Open Floor Plan the living room, dining area and kitchen provide ease of living convenient for both family and entertaining. The large Covered Balcony is accessible through sliding doors from the living room enhancing the living area and creating a perfect spot for morning coffee or afternoon and evening relaxation. Complete with two bedrooms, a 4piece bathroom and laundry . An outstanding feature of this home is the in-floor heating system, powered by an energy saving on-demand hot water system. This efficient while reducing energy consumption. Putting this all together with an assigned parking stall this ideally located home is ready to call yours whether for your personal use or as an investment. Call today.