



GRASSROOTS
REALTY GROUP

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**206, 80 Panatella Landing NW
Calgary, Alberta**

MLS # A2244035



\$290,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Attached-Up/Down, Townhouse-Stacked		
Size:	777 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Paved, Street Lighting		

Heating:	In Floor
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry, Skylight(s), Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 215
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to #206 80 Panatella Landing NW! Step into comfort and convenience with this charming stacked townhouse condo, ideally located in the well-managed, PET-FRIENDLY (with condo board consent) Panatella Landing complex. This TOP FLOOR bright and spacious 1-bedroom plus large den CORNER UNIT offers enhanced privacy with NO ONE LIVING ABOVE YOU and features an open-concept layout with vaulted ceilings and large windows that fill the space with natural light. The inviting living and dining area flows seamlessly into the kitchen, which includes ample counter space, a pantry, stainless steel fridge and stove, built-in dishwasher, and a functional island with breakfast bar making it perfect for casual dining or entertaining. Stay cozy year-round with efficient in-floor heating, and enjoy peace of mind knowing the HEATING SYSTEM WAS REPLACED IN SEPTEMBER 2023. A unique bonus is the EXTRA STORAGE SPACE located above the stairs just off the living room is ideal for seasonal items or additional household storage. In addition to a large bedroom there is a spacious den with skylight offers flexibility as a home office, guest room, or second living area. A well-appointed 4-piece bathroom features in-suite laundry area with MORE STORAGE. Step outside onto your covered balcony to relax or entertain. The unit comes with an assigned parking stall, plus ample visitor parking. Families will appreciate the on-site playground, and pet lovers will be pleased to know pets are welcome (with condo board approval).