



GRASSROOTS
REALTY GROUP

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**2311, 175 Panatella Hill NW
Calgary, Alberta**

MLS # A2249358



\$279,990

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Concrete, Other, See Remarks, Stucco	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

South Facing Bedrooms and BalconySeconds Walk to School, Playground and Shopping Plaza***Set in one of Calgary's most desirable and walkable neighbourhoods, this beautifully upgraded top-floor condo offers the perfect balance of modern living and everyday convenience. From the moment you enter, you'll notice the natural light flooding in through the south-facing windows, creating a warm and welcoming atmosphere. The open-concept layout is both functional and stylish, featuring wide-plank laminate flooring, elegant Caesarstone quartz countertops, and contemporary lighting that ties the space together. The kitchen is equipped with newer stainless steel LG appliances, while a professionally installed A/C unit ensures year-round comfort. A standout feature is the custom Murphy bed with an integrated desk in the second bedroom—perfect for working from home or hosting overnight guests without sacrificing space. Step outside onto your private balcony and enjoy peaceful views of the greenbelt and walking paths below—an ideal spot for morning coffee or winding down at sunset. The building also offers secure underground titled parking and a dedicated storage locker for added convenience. Beyond your front door, this location delivers unmatched lifestyle perks. You're just steps from grocery stores, cafes, restaurants, clinics, and daily amenities—everything from a vet to a pharmacy, gas station, and even a neighborhood pub. Outdoor recreation is right at your doorstep with access to scenic trails, open green spaces, and family-friendly parks. Commuters will appreciate the easy access to transit just a block away, plus quick connections to Stoney Trail, Deerfoot Trail, CrossIron Mills, and downtown Calgary. Families will especially value the short walk to the nearby K-9 school—making school

drop-offs and pick-ups effortless. Whether you're downsizing, buying your first home, or investing in a turn-key property, this thoughtfully maintained unit offers true comfort, community, and long-term value.