



GRASSROOTS
REALTY GROUP

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**204, 30 Panatella Landing NW
Calgary, Alberta**

MLS # A2256467



\$293,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	856 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape		

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

Inclusions: n/a

Welcome to 204, 30 Panatella Landing NW—a bright and stylish upper-level corner unit tucked into the sought-after community of Panorama Hills. This 2-bedroom home combines thoughtful design with everyday comfort. The open-concept layout showcases vaulted ceilings and large windows that flood the space with natural light. Step outside to your private covered balcony overlooking a peaceful green space—the perfect retreat for morning coffee or evening relaxation. The kitchen offers an island with eating bar and flows easily into the dining and living areas, making it ideal for entertaining or simply enjoying quiet evenings at home. Two generously sized bedrooms, a full 4-piece bathroom, and in-suite laundry add convenience and functionality. You’ll also appreciate the in-floor heating, extra storage, and your own assigned parking stall. With affordable condo fees and a location second to none—close to schools, shopping, restaurants, pathways, parks, and Vivo Recreation Centre—this home delivers incredible value. Quick access to Stoney Trail means getting around the city is a breeze. Perfect for first-time buyers, downsizers, or investors, this is a fantastic opportunity to own in Panorama Hills. Don’t miss it!