

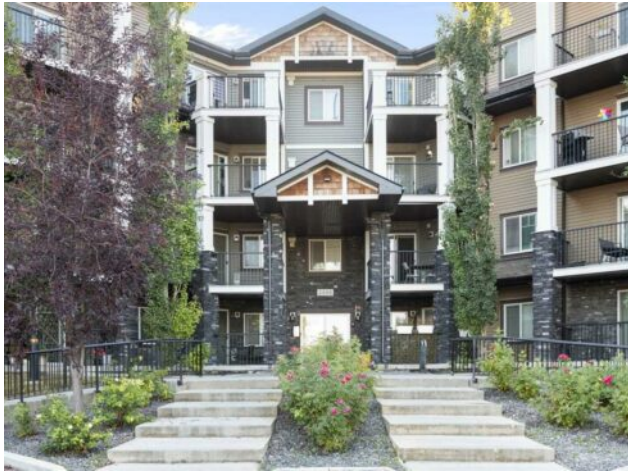


GRASSROOTS
REALTY GROUP

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**2316, 130 Panatella Street NW
Calgary, Alberta**

MLS # A2257287



\$235,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Storage		

Inclusions: Blinds - "as is"

Welcome to this immaculate 1 bedroom, 1 bathroom condo, perfectly situated on the 3rd floor of a quiet and well-maintained building in the highly sought-after community of Panorama Hills. With its functional layout, and excellent location, this home is ideal for first-time buyers, investors, or those looking to downsize. The open-concept floor plan is bright and inviting, featuring durable LVP flooring, soft-close cabinetry, and a convenient breakfast bar. The living space is filled with natural light and offers enough room to set up a home office. The spacious bedroom includes a walk-through closet that leads directly into the 4-piece ensuite bath. Enjoy the outdoors on your north-facing balcony, complete with a gas hook-up for barbecuing and a peaceful view that stays cool during the summer months. Additional highlights include in-suite laundry, a titled outdoor parking stall, and an assigned storage unit. Condo fees cover heat, water, and more, leaving you to only pay for electricity and internet. The building is pet-friendly with board approval and features a newer roof for added value. This unbeatable location offers easy access to major roadways including Stoney Trail, Deerfoot Trail, and Harvest Hills Blvd, making commuting a breeze. You will also be just minutes from shopping, banks, restaurants, and entertainment options. Nearby CrossIron Mills and the airport provide even more convenience, while schools, parks, and recreation facilities within the community add to the lifestyle appeal. HOA fees are included in the condo fees, making for worry-free living. Don't miss out on this fantastic opportunity to own a well-maintained, affordable condo in a great neighbourhood.