



GRASSROOTS
REALTY GROUP

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109, 48 Panatella Road NW
Calgary, Alberta

MLS # A2261670



\$249,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 713

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

This isn't just another apartment—it's space that lives bigger, brighter, and smarter. With 2 bedrooms, 2 full bathrooms, and fresh updates throughout, this home is ready for its next chapter. Walk into an open-concept layout that just works: a modern kitchen with storage where you need it, a dining and living area built for entertaining, and a private balcony that looks out to peaceful green space. Both bedrooms are oversized, with closets you won't outgrow, and yes—you've got in-suite laundry (because who wants to share machines?). Location matters, and this one nails it. You're close to schools, parks, shopping, transit, and major routes like Stoney Trail—everything you need within minutes. This is the rare mix of space, convenience, and value that moves fast.