

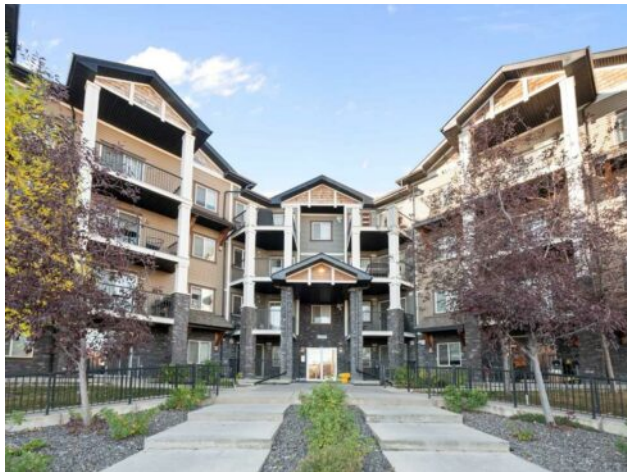


GRASSROOTS
REALTY GROUP

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**1303, 130 Panatella Street NW
Calgary, Alberta**

MLS # A2262248



\$295,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: all window coverings

Welcome to this Impeccably Maintained & Stylishly Condo in the highly desirable community of Panorama Hills! Thoughtfully designed this Beautiful 2 bedroom, 2 bathroom condo open -concept layout is adorned with rich hardwood flooring, neutral tones, and large windows that bathe the interior in natural light. The well appointed kitchen includes modern sleek cabinetry, a full pantry, ample counter space, and stainless-steel appliances, seamlessly connecting to the spacious dining and living area—perfect for both relaxing and entertaining. Step out onto the private balcony to enjoy your morning coffee or evening sunset. The primary suite offers a walk-through closet and a full ensuite, while the second bedroom—located on the opposite side of the unit—provides privacy and flexibility for guests or a home office. Additional features include in-suite laundry, secure heated underground titled parking, and a convenient storage locker. Set in a beautifully landscaped complex, this condo offers unparalleled access to parks, schools, shopping, restaurants, and transit , all just steps from your door. Discover the perfect blend of comfort, convenience, and community in one of Northwest Calgary’s most vibrant neighbourhoods.