



**GRASSROOTS**  
REALTY GROUP

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**202, 151 Panatella Landing NW  
Calgary, Alberta**

**MLS # A2263075**



**\$365,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 220
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this charming and well-maintained townhouse in the highly desirable community of Panorama Hills. This inviting 2-bedroom, 2-bathroom home offers comfort, functionality, and convenience &mdash; ideal for first-time buyers, small families, or downsizers seeking a low-maintenance lifestyle. As you enter, you're greeted by vaulted ceilings that create a bright, spacious, and airy living space. The open-concept floor plan seamlessly connects the living room, dining area, and kitchen, making it perfect for entertaining. Large east-facing windows and a private east-facing balcony invite abundant natural light, providing the perfect spot to enjoy your morning coffee or tea. This home features several recent upgrades, including a newer tankless hot water heater, in-floor heating, updated carpet, newer paint throughout, stainless steel appliances, and new window blinds. The attached garage offers secure parking and additional storage, while visitor parking is conveniently located right beside the main entrance. Enjoy peace and privacy in this quiet cul-de-sac location with low condo fees, allowing for a worry-free lifestyle. Panorama Hills is a family-friendly community with exceptional amenities &mdash; parks, highly rated schools, shopping centres, restaurants, and public transit all nearby. Plus, the quick access to Stoney Trail Highway makes commuting across Calgary fast and convenient. Don't miss this opportunity to own a beautiful townhouse in one of Calgary's most sought-after neighbourhoods. Contact today to schedule a private showing!