



GRASSROOTS
REALTY GROUP

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2418, 175 Panatella Hill NW
Calgary, Alberta

MLS # A2284775



\$279,800

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: None

This well-maintained top-floor unit showcases true pride of ownership and features 9-foot ceilings and a highly functional layout. This spacious 2-bedroom, 2-bathroom condo offers numerous upgrades, including air conditioning, gleaming maple hardwood flooring, and extended maple kitchen cabinetry. The open-concept kitchen is enhanced with a newer backsplash, ample counter space, and a convenient eating bar. The main living area features beautiful maple hardwood floors in immaculate condition and a bright, generously sized living room with direct access to a private balcony offering open views. The primary bedroom includes a good-sized layout with a 3-piece ensuite, while the second bedroom is complemented by a full 4-piece main bathroom. The unit also features in-suite laundry for added convenience. This condo comes with an assigned underground heated parking stall and additional storage space. Ideally located in the heart of Panorama Hills, you are within walking distance to schools, Save-On-Foods, banks, parks, and pond areas, with easy access to public transit, Stoney Trail, and Deerfoot Trail. A rare opportunity to own a top-floor unit in a highly desirable community!