

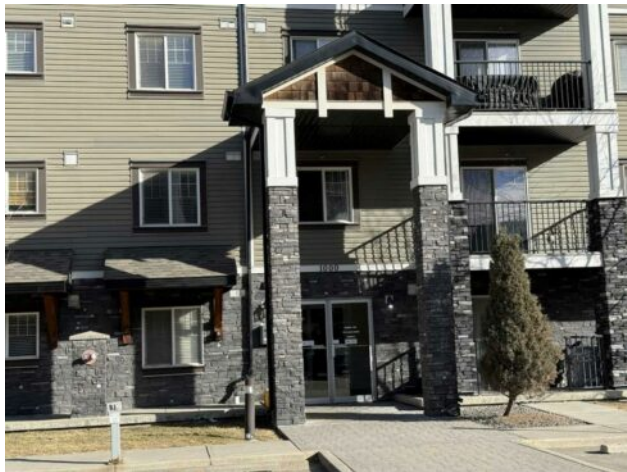


GRASSROOTS
REALTY GROUP

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**1403, 175 Panatella Hill NW
Calgary, Alberta**

MLS # A2286350



\$298,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: n/a

Welcome to this top-floor, southwest-facing condo in the heart of Panorama Hills, offering 840 sq. ft. of bright and functional living space with 9-foot ceilings and beautiful courtyard views. This spacious 2-bedroom, 2-bathroom unit features a thoughtfully designed open-concept layout filled with natural light. Hardwood flooring enhances the main living area, which opens onto a large southwest-facing balcony — perfect for relaxing or entertaining. The kitchen is equipped with brand-new appliances (purchased Summer 2025), including washer & dryer, dishwasher, fridge, and stove. The home also features new paint throughout and new carpet, making it truly move-in ready. (Please note: the seller has not used the A/C unit since moving in last summer and makes no representation regarding its condition.) The two generously sized bedrooms are positioned on opposite sides for maximum privacy. The primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom is ideal for guests, children, roommates, or a home office. Enjoy the convenience of heated underground titled parking with storage. Condo fees include everything except electricity, offering excellent value and peace of mind. Located just steps from shopping, restaurants, banks, parks, schools, and Vivo Recreation Centre, with quick access to Stoney Trail, Deerfoot, Calgary International Airport, and CrossIron Mills, commuting and travel are effortless. This top-floor condo combines size, upgrades, and location — an excellent opportunity for first-time buyers, downsizers, or investors in one of NW Calgary's most convenient communities.