



**GRASSROOTS**  
REALTY GROUP

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**1316, 130 Panatella Street NW  
Calgary, Alberta**

**MLS # A2290344**



**\$239,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	530 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 351

**LLD:** -

**Zoning:** M-2

**Utilities:** -

1 BED / 1 BATH UNIT WITH TITLED PARKING IN PANORAMA WEST! Experience an elevated lifestyle in this timeless condo located in the heart of Panorama Hills. This modern unit features tall ceilings, warm beige tones, and rich brown laminate flooring throughout. The spacious kitchen is finished with matching brown cabinetry, stainless black appliances, granite countertops, and a large breakfast island—perfect for both everyday living and entertaining. The open-concept living area offers plenty of room to relax and leads to a generously sized balcony through patio doors, allowing for abundant natural light. The well-designed layout includes a spacious bedroom with a large window, walk-in closet, and convenient access to the 4-piece bathroom. Additional highlights include in-unit laundry, a storage locker, and a titled parking stall. Ideally located just steps from shopping centres, schools, and playgrounds, this home is perfect for first-time buyers or investors seeking excellent value in a prime community. Book your private showing today!