



2114, 130 Panatella Street NW  
Calgary, Alberta

MLS # A2291776



**\$234,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** None

Welcome to this beautifully maintained ground-floor condo in the desirable community of Panorama Hills. This charming 2-bedroom, 1-bathroom home offers a bright, inviting atmosphere with thoughtful functionality. While efficiently sized, the layout maximizes every square foot to create a comfortable and stylish living space. One of the standout features of this unit is the enclosed patio with a private exterior entrance, providing easy access and added convenience—perfect for bringing in groceries, welcoming guests, or enjoying an outdoor retreat. The home also includes in-suite laundry and Titled stall parking. Residents of Panorama Hills enjoy access to the Panorama Hills Homeowners Association facilities, which offer fantastic amenities including parks, pathways, and recreational opportunities that enhance the sense of community and active lifestyle the neighborhood is known for. Beautifully kept and move-in ready, this condo offers low-maintenance living in a fantastic location close to shopping, restaurants, schools, and major roadways. Whether you're starting out, investing, or looking to simplify your lifestyle, this lovely home is one you won't want to miss.