



**2206, 130 Panatella Street NW
Calgary, Alberta**

MLS # A2301235



\$226,800

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	530 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Storage		

Inclusions: N/A

Bright, open, and move-in ready — this one-bedroom suite delivers the natural light and practical layout that make daily living genuinely comfortable. The southwest-facing balcony floods the open-concept living and dining area with afternoon sun, and a ceiling fan keeps things comfortable year-round. Step outside to a private, spacious balcony that's large enough to actually use. The bedroom connects directly to a walk-in closet and a full 4-piece ensuite — a layout that earns its keep. In-unit laundry, extra storage in the parkade, and one titled surface parking stall round out the practical essentials. An ideal opportunity for a first-time buyer, savvy investor, or professional single looking for a well-located, low-maintenance home. Stop paying someone else's mortgage — own a piece of one of NW Calgary's most sought-after communities. Steps from Save-On-Foods, restaurants, walking trails, a pond, schools, and banks. Quick access to Stoney Trail and Deerfoot Trail, plus Vivo Recreation Centre, golf, and Calgary International Airport all close by. Panorama Hills remains one of NW Calgary's most sought-after communities. This one is priced to move — don't miss it.