



2321, 130 Panatella Street NW  
Calgary, Alberta

MLS # A2301489



**\$338,500**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Laminate Counters, Open Floorplan		

**Inclusions:** n/a

The perfect blend of modern comfort and pristine maintenance, this bright and spacious third-floor corner unit is original owner occupied. The open-concept layout features rich hardwood floors and has been freshly painted, creating a vibrant, move-in-ready atmosphere. The kitchen boasts elegant Caesarstone counters, sleek stainless steel appliances, and ample cabinetry. Whether you are working from home or need extra hobby space, the versatile den complements the two generous bedrooms and two bathrooms. Enjoy the plush feel of brand-new carpet in both bedrooms and the year-round comfort of air conditioning. A dedicated laundry space with shelving, boasts recently updated machines (2024). Step out onto your private balcony, complete with a natural gas hookup&mdash;perfect for summer BBQs, and overlooking garden space. Two titled parking stalls, and titled storage round out this amazing condo that is close to schools and shopping.