



**301, 22 Panatella Road NW
Calgary, Alberta**

MLS # A2137641



\$330,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	795 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Pantry		

Inclusions: None

Welcome to your new home in prestigious Panorama Hills! This spacious TOP FLOOR, 2 bedroom, 2 bath condo offers a perfect blend of comfort and convenience, ideal for both first-time home buyers and savvy investors alike. Outdoor enthusiast will love the spray park, sports courts, playground, ice skating rink, and more, at the Panorama Community Centre; you'll find everything you need for a fulfilling lifestyle! Step inside to discover an open and inviting living space adorned with ample natural light and in-suite storage to provide extra storage and organization. The well-appointed kitchen boasts modern appliances, a kitchen island with breakfast bar, plenty of cabinet space, and a convenient pantry for extra storage! The kitchen seamlessly flows into the dining area, perfect for hosting intimate gatherings or enjoying everyday meals. The relaxing living room opens up to a south facing balcony, ideal for soaking in the pleasant summer breeze. Retreat to your spacious master bedroom, with walk through closet offering ample space for your wardrobe essentials and a private 4pc ensuite. The second bedroom offers ample space for a guest room or home office! Convenience is paramount with a secure titled heated underground parking spot ensuring peace of mind and a storage locker right in front of your parking spot! Whether you're a first-time home buyer or a savvy investor seeking to expand your portfolio (tenants are willing to stay), this condo presents an opportunity to own a piece of real estate for less than what you would pay in rent! Stop renting and seize the opportunity to make this condo your own and experience what Panorama Hills has to offer!