



**2317, 130 Panatella Street NW  
Calgary, Alberta**

**MLS # A2141754**



**\$259,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	582 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	1	<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>	\$ 360
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**LOCATION, LOCATION!** This 1-bedroom condo is in pristine 10/10 condition and ready for quick possession! You’ll love the favorable layout with an open-concept floor plan that includes a casual dining area off the kitchen, and an office nook ideal for your home office. The kitchen is equipped with stainless steel appliances, ample cabinetry, and a peninsula with island and breakfast bar. Light neutral tones on the walls and floors, along with the sunny SOUTH facing balcony, keeps the unit bright and inviting. A 4 pc cheater bathroom provides convenience with access from the bedroom and the main living area. The location of this unit offers serenity, being away from the parking lot, and overlooks a quiet, treed landscape with a walking path. The balcony features lighting, natural gas line, and a screen door, providing a haven for your morning coffee. Completing this package is a titled outdoor parking stall just steps from the front entrance, and a storage locker for your extra stuff. This complex is close to shopping, schools, playgrounds, walking paths, and Stoney Trail! Call your favorite Realtor today to schedule a showing!