



**2313, 175 Panatella Hill NW
Calgary, Alberta**

MLS # A2143916



\$350,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	844 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: -

Exterior: See Remarks, Wood Frame

Foundation: Poured Concrete

Features: Elevator, High Ceilings, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 507

LLD: -

Zoning: M-2

Utilities: -

Inclusions: None

EXCEPTIONAL well maintained upgraded condo adjacent within walking distance to a large community shopping centre close to Stoney trail with easy access to all parts of the city. Close to the airport and Crossiron Mills. Upgrades include second 3piece bathroom, 4 piece ensuite bathroom with walk in shower, walk-in closet, granite counter tops in kitchen with extra cupboards and upgraded appliances, gas fireplace, gas hookup for barbecue, and newly installed herringbone hardwood floors throughout, as well as air conditioning. These upgrades alone cost in excess of \$30,000. Open plan with bedrooms on either side for privacy. Insuite laundry facilities. The owner installed upgraded window coverings. Double patio doors lead to a balcony. As well there is included a titled underground parking stall and an assigned underground storage locker. This unit is on the third floor with west facing overlooking park and walking and biking trails. Close to schools,public transit, and playground. Condo fee includes everything but electricity. A recent appraisal is attached to documents in the listing and is valued at \$350,000. This home has everything for a family or busy executives. Call your me or your favorite realtor to request a showing and to compare to other similar units. I'm sure you will agree this is a very special offering with all the bells and whistles to make your home living both enjoyable and affordable.