



GRASSROOTS
REALTY GROUP

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**1306, 175 Panatella Hill NW
Calgary, Alberta**

MLS # A2144879



\$339,999

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	846 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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VACANT | 2 BED | 2 BATH | UNDERGROUND PARKING | WELL MAINTAINED. This impeccably clean 2-bedroom, 2-bathroom condo on the third floor boasts an excellent location with a view of a school playing field. It's within walking distance to shopping centers, schools, and just half a block from a children's playground! The unit features a bright and modern open design, with the great room and gas fireplace centrally located and bedrooms and bathrooms positioned on either side for privacy. Sliding doors off the great room lead to a covered balcony with a view of the playing field. The spacious kitchen offers maple cabinets, a raised eating bar, pantry, and black appliances. An office nook adjacent to the dining area provides a dedicated space for a home office. The master bedroom includes a walk-in closet and a 3-piece ensuite with a new walk-in shower, while the second bedroom has a nearby 4-piece main bath. In-suite laundry with extra storage complements the assigned storage locker #1306 in the parkade and titled underground parking #187. This unit offers both comfort and convenience in a fantastic location!