



2312, 175 Panatella Hill NW
Calgary, Alberta

MLS # A2151505



\$355,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	945 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Outside, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Pantry, Stone Counters, Storage		

Inclusions: N/A

This well-maintained condo features 1021 sq. ft. of living space with two titled parking stalls (one underground and one outside stall) and an underground storage locker. It offers two large master bedrooms with walk-in closets and ensuite bathrooms. Hardwood floors spread throughout much of the main living areas, including a work area, dining area and the spacious living room. You can access a balcony with enough space for your patio furniture from here. The white kitchen is timeless and has much space and a rare corner pantry. There is also a tremendous in-suite laundry room with room for storage. The property has been professionally cleaned and freshly painted, ensuring it's move-in ready for quick possession. Conveniently located within walking distance to schools, a lake, playground, restaurants, Save-on-Foods, Tim Hortons, and other amenities. Easy access to downtown, the airport, and Stoney Trail.