



**2415, 175 Panatella Hill NW
Calgary, Alberta**

MLS # A2151644



\$270,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	582 sq.ft.	Age:	2012 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This 1 bedroom+ 1 Den condo with one 4-piece bathroom offers incredible value and is perfect for an investor, a young couple or single person starting out. You will love the rich dark hardwood floors, the 9 foot ceilings, the upgraded kitchen that boasts stainless steel appliances, granite countertops, extend cabinets because of the 9 foot ceiling and a breakfast bar with pendant lights. Tons of natural light beams through this south facing unit. The living room opens up to a large balcony that over looks the pathway that will take you to the pond and playground that you can view just to the east. The balcony also has a gas hookup for your BBQ. The complex is nicely landscaped, and you will find a walking path with several secluded park benches if you want to get out in a green space but stay close to home. There is 1 outdoor parking stall and a large assigned underground storage locker. There are visitor parking stalls close to the front entrance. Walking distance to schools, a pond and a playground. The Gates of Panorama Hills are just a 5-minute walk from your front door where you'll find restaurants, banks, Rexall pharmacy, Tim Horton's and the adjacent Save-On-Foods. Access to the property is made easy with direct access to and from Stoney Trail or by using Calgary Transit.