



**2212, 175 Panatella Hill NW
Calgary, Alberta**

MLS # A2152380



\$365,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	972 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Wood	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: None

Introducing a well-maintained and spacious condo located in the sought-after community of Panorama Hills. This delightful 2-bedroom, 2-full bathroom condo offers an ideal living space for first-time home buyers or those looking to downsize. Upon entering, you'll be greeted by a bright and inviting atmosphere, showcasing the unit's impeccable upkeep. The kitchen is a true highlight, featuring a quartz countertop, plenty of cupboards for storage, and ample counter space for meal preparation. Additionally, a pantry is included, ensuring all your kitchen essentials are neatly organized and easily accessible. The condo boasts two generously sized bedrooms, each featuring its own ensuite and convenient walk-through closets, providing privacy and comfort for all occupants. In addition to the ample living space, the condo offers a large laundry room that can easily double as a storage room, ensuring all your belongings are neatly organized. The unit also includes underground titled parking, providing secure and hassle-free parking options. Furthermore, the parking space comes with a storage cage, offering even more convenience for storing seasonal items or other belongings. Situated in a prime location, this complex offers exceptional accessibility and convenience. With Save on Foods just a short walk away, daily errands and grocery shopping become effortless. Nature enthusiasts will appreciate the proximity to a nearby park and walking paths, perfect for leisurely strolls or energetic workouts. Commuting and exploring the city is a breeze, thanks to the easy access to Stoney Trail, one of Calgary's major transportation routes. Whether you're heading downtown for work or exploring the vibrant city, you'll appreciate the convenience of this central location. Don't miss out on this great opportunity to own a well-maintained and spacious condo in Panorama Hills. Schedule a

viewing today and envision yourself enjoying the comfort and convenience this wonderful property has to offer.