



**1109, 130 Panatella Street NW
Calgary, Alberta**

MLS # A2187023



\$279,500

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	716 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this bright and spacious 2-bedroom, 1-bathroom condo in the heart of Panorama Hills! This 716 sqFt main floor unit offers a thoughtfully designed open floor plan with abundant natural light throughout. Step inside to find a functional foyer with closet space for a clutter-free entryway. The kitchen boasts ample cabinetry, upgraded stainless steel appliances, laminate countertops, and a peninsula with barstool seating—perfect for casual dining or entertaining. The living room features sliding glass doors leading to a private balcony equipped with a natural gas line for a BBQ and space for outdoor furniture, making it an ideal spot for relaxing. The primary bedroom includes a walk-through closet that leads to a cheater door into the 4-piece bathroom with a tub/shower combo. The second bedroom is generously sized with plenty of closet space, perfect for family. Enjoy the convenience of in-unit laundry with a stacked washer and dryer neatly tucked into a hall closet, preserving your living space. Additional features include all hardwood floors throughout, heated & titled underground parking to protect your vehicle year-round and a secure storage locker for extra belongings. This pet-friendly condo (board approval required) is perfect for animal lovers. Location is everything! This condo is a short walk to Buffalo Rubbing Stone School and Captain Nichola Goddard School. A bustling commercial complex with Save-On Foods, Tim Horton’s, pharmacies, restaurants, banks, and more is just steps away. Plus, easy access to Stoney Trail makes commuting a breeze! Don’t miss your chance to call this incredible home yours.