



**GRASSROOTS**  
REALTY GROUP

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**2312, 130 Panatella Street NW  
Calgary, Alberta**

**MLS # A2188119**



**\$329,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 599
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Storage locker at parking stall		

Welcome to Panorama West. This is the largest floorplan in the complex at over 973 sf. This unit is a true double-primary with both bedrooms having full ensuite bathrooms with cheater doors. Both bedrooms are very large and have walk-thru closets. The deluxe kitchen boasts quartz counter-tops with under-mount sink, stainless steel appliances, walk-in pantry, and loads of cupboard capacity, and a sit-up counter area. There is a large in unit storage room that includes a stacking washer/dryer and plenty of space for shelves and other items (like vacuum system and a small freezer?). The main area has engineered maple hardwood flooring that's in good shape, and the bedrooms are carpeted. The large covered balcony has a convenient natural gas BBQ hookup. The unit also includes an oversized titled parking stall which is a bonus. There is also an out of suite storage locker at the end of the parking stall. This complex is conveniently located within a short walking distance to shopping that includes major groceries, restaurants (including a Tim Hortons). Schools are close as well. The property is tenant occupied and has never been smoked in, nor has it had pets (although pets are allowed with board approval). Earliest possession Date is May 1, 2025.