



212, 48 Panatella Road NW  
Calgary, Alberta

MLS # A2191045



**\$324,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 647
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Decorative Fireplace

Recently upgraded 2-Bed, 2-Bath Condo with TITLED underground parking in coveted Panorama Hills! Experience refined living in this beautifully upgraded second-floor condo, perfectly situated in the highly sought-after community of Panorama. This sophisticated, recently painted residence showcases a seamless blend of style and functionality, featuring brand-new flooring, freshly painted cabinetry, new high end blinds in your living room, and elegant lighting upgrades throughout. Expansive floor-to-ceiling windows bathe the open-concept living space in natural light, while the private balcony provides a perfect retreat for your morning coffee or evening wine in the summer months, and curl up in front of your fireplace in our Calgary winters. The thoughtfully designed primary suite boasts a custom walk-through closet with new built-ins, leading to your private ensuite. The second bedroom and front entry closet also offer custom built-in storage, enhancing both practicality and aesthetic appeal. Designed for modern convenience, this home includes in-suite laundry, secure underground parking, and a private storage locker. Ideally located just moments from scenic neighbourhood pathways, vibrant pubs, restaurants, parks, shopping, and top-rated schools, this exceptional residence presents a rare opportunity to own a truly elevated living space in one of Panorama's most desirable communities!