



**1315, 130 Panatella Street NW  
Calgary, Alberta**

**MLS # A2192509**



**\$245,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	525 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Outside, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings

Welcome to this charming 1-bedroom, 1-bathroom freshly painted condo located on the desirable 3rd floor of a well-maintained building in the beautiful neighbourhood of Panorama Hills. Offering an ideal combination of comfort, convenience, and modern touches, this property is perfect for investors looking to add to their portfolio or first-time buyers seeking an affordable and low-maintenance home. Step inside to discover a freshly painted interior, creating a bright and inviting atmosphere. The spacious living area features a south-facing private balcony that overlooks a walking trail - ideal for enjoying the sunshine or hosting a BBQ with the gas hook-up available on the balcony. The large windows ensure an abundance of natural light throughout the day. The functional kitchen comes with a convenient breakfast bar and black appliances, making it a perfect space for preparing meals and entertaining guests. Slow-closing cupboards add a touch of elegance and practicality. The large bedroom boasts a generous walk-through closet, which leads to the well-appointed bathroom featuring a tub/shower combo. An additional door from the bathroom provides easy access to the main living area, enhancing the flow of the space. Enjoy the added perks of in-suite laundry, an underground storage locker, and a titled above-ground parking stall conveniently located close to the building's front entrance. Located in a prime spot, this condo is near schools, parks, and a variety of amenities, including shopping, grocery and dining options - everything you need is within reach! Whether you're a first-time homebuyer or an investor, this property offers value, comfort, and convenience. Don't miss out on this fantastic opportunity to own a well-maintained, affordable condo in a great neighbourhood. Condo fees include heat, water, sewer, garbage and recycling,

professional management, reserve fund contributions, snow removal, ground maintenance, parking/storage area maintenance, and exterior maintenance and insurance.