



**1307, 130 Panatella Street NW
Calgary, Alberta**

MLS # A2194438



\$279,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 710 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 435 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: none

Fabulous Condo located in the heart of Panorama Hills featuring 2 bedrooms, 1 bath, Southwest exposure - creating a lovely sundrenched home, stunning views, as well as secured & heated underground parking to protect your vehicle all year round! This 710 sq ft condo is sure to impress you as you step into an open concept floor plan, with a thoughtfully designed foyer and large front closet to start! Large Glass sliding doors in living room welcome you with an abundance of light streaming thru-out the living room and kitchen area. The kitchen boasts an abundance of cabinetry, Stainless Steel Appliances and a spacious eating bar for entertaining or everyday dining. Generous Primary Bedroom allows for a king size bed and showcases a walk-thru closet with a cheater door to the 4-piece bathroom. Second bedroom is also generous in size with plenty of closet space. Living room features a corner fireplace with large mantle and sliding doors onto the south facing balcony! Ideally equipped with a gas-line for barbecuing, and space for relaxing and enjoying the outdoors. In-suite laundry is conveniently located with a stacked washer and dryer neatly tucked into a closet to preserve your living space. Extra storage is located in front of the Titled parking spot for securing your extra belongings. Pet Friendly Building (board approval required) is ideal for animal lovers. Location, location, location! Just around the corner you will find a Commerical Shopping Complex with Save on Foods, Tim Hortons, banks, restaurants and a Pharmacy. Panorama Hills School, Buffalo Rubbing Stone and Captain Nichola Goddard Schools located only a couple minutes from this complex! Plus, easy access to STONEY TRAIL creating an easy commute for everyday living! The Perfect property to call your new Home!! Call now to book your showing...