

1207, 130 Panatella Street NW  
Calgary, Alberta

MLS # A2175691



## \$289,990

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	717 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Walking Distance to 2 CBE Schools & All Amenities | Move-In Ready | 2nd Floor Unit | 2 Beds/1 Bath | 717 SqFt | In Unit Laundry | Open Floor Plan | Spacious Living Room | Private Balcony | Titled Underground Parking Stall | Underground Storage Locker | Secure Entry Building. Welcome to your new home; a spacious 2 bedroom 1 bathroom 2nd floor condo located in the heart of Panorama Hills! This 717 SqFt unit has an open floor plan and incredible natural light. The front door opens to a foyer with closet storage for an organized entryway! The kitchen is outfitted with ample cabinet storage, laminate countertops, black appliances and a peninsula with barstool seating. The living room has sliding glass doors that lead to the private balcony with a gas line for a BBQ and space for an outdoor dining set. The primary bedroom has a walk-through closet that leads to a cheater door to the 4pc bathroom with a tub/shower combo. The 2nd bedroom is a generous size and has great closet space. The in unit laundry is a treat! This stacked washer dryer is located in a hall closet not to take away any living space. Additional perks include heated underground titled parking, providing security and protection for your vehicle, and an extra storage locker for your belongings! This pet-friendly unit allows pets with board approval, making it a great choice for animal lovers. The location of this unit truly can't be beat! A minutes walk to Buffalo Rubbing Stone School & Captain Nichola Goddard School. Steps away is a great commercial complex including Save-On Foods, Pharmacies, Restaurants, Banks and more! A two minute drive to Stoney Trail makes your work commute easy too! Hurry and book a showing at this incredible home today!