

**204, 40 Panatella Landing NW
Calgary, Alberta**

MLS # A2174255



\$320,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	868 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 215
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this bright and spacious townhome, ideally located in the heart of Panorama Hills. Featuring high ceilings and excellent natural lighting, this home provides a welcoming and airy feel. Enjoy outdoor living on the full-size balcony, with parking conveniently located right in front of your private home entrance. This home is perfect for young families, with highly-rated schools like Buffalo Rubbing Stone School, Mighty Learner Kindergarten, and Captain Nichola Goddard School just minutes away, as well as several daycare centers nearby. A quick walk brings you to a supermarket (Save On Foods), Rexall Pharmacy, Dental office, Banks, Clinics, and a variety of restaurants and amenities. Commuters will love the 5-minute drive to the highway (Stoney Trail) for easy access to the rest of the city. Inside, enjoy the comfort of heated flooring and the convenience of in-unit laundry. The property also benefits from a low-maintenance fee, making living here even more appealing. As a bonus, residents gain exclusive access to the Panorama Hills Residents' Community Center, which offers recreational activities and events, fostering a close-knit community atmosphere. Don't miss the chance to make this well-maintained and conveniently located home yours! Call your Realtor for a private showing today!