201, 30 Panatella Landing NW
Calgary, Alberta

MLS # A2178589

$324,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	940 sq.ft.	**Age:**	2008 (16 yrs old)
Beds:	2	**Baths:**	1
Garage:	220 Volt Wiring, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped		

Heating:	In Floor, Hot Water, Natural Gas	**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: Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Inclusions: N/A

Welcome to this beautifully refreshed, upper floor corner unit in a fantastic townhome community in Panorama Hills! Newly painted and carpeted, this immaculate 2-bedroom home is a true gem. Step onto the covered balcony, which overlooks a serene green space, perfect for enjoying peaceful summer evenings. Inside, the open-concept layout features vaulted ceilings and large windows, filling the home with natural light. The well-appointed kitchen offers an island with an eating bar, complemented by a spacious dining area and a generously sized family room—perfect for gatherings. This end unit boasts two sizable bedrooms, a 4-piece bathroom, and a bright living room with a glass door leading to the balcony. Additional conveniences include a storage room, a laundry room, in-floor heating, and an assigned parking stall. Located within walking distance to schools, shopping, and restaurants, this home also provides access to nearby ravine pathways leading to the lake. With its proximity to Stoney Trail and Vivo Recreation Centre, you’ll enjoy both convenience and recreation. Affordable condo fees of just $200/month add to the incredible value of this stunning home. Don’t miss your chance to make it yours!