

**2109, 175 Panatella Hill NW  
Calgary, Alberta**

**MLS # A2202348**



**\$275,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	717 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Exceptional value in this spacious two-bedroom unit with underground titled parking and in suite laundry at sought-after community of Panorama Hills. This home is nicely finished with new flooring, open concept layout, and southwest facing balcony. The spacious entry leads into kitchen features ample cabinetry, a pantry, and an eating bar perfect for casual meals. The 2 bedrooms are located on either side of the living room. The primary bedroom is a true retreat, complete with a walk-through closet and a full bathroom. The sun-soaked balcony comes with the natural gas hook-up for BBQ and leads to a tranquil courtyard. Close to walking paths, playground, pond, public transit, schools, shopping centre with restaurants, banks, sports complexes, library, movie Theatre etc. Short walk to Buffalo Rubbing Stone School and Captain Nichola Goddard School. Easy access Stoney Trail, Deerfoot Trail, Country Hills Blvd etc. Don't miss out on this fantastic opportunity.