

**204, 50 Panatella Landing NW  
Calgary, Alberta**

**MLS # A2208523**



**\$399,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Low Maintenance Landscape, Private		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Vaulted Ceiling(s)

**Inclusions:** Portable A/C - AS IS

Cozy. Upgraded. Move-In Ready in Panorama Hills! Step into comfort and convenience with this charming 2-bedroom, 2-bathroom townhouse tucked away on a quiet cul-de-sac in the sought-after community of Panorama Hills. Whether you're a first-time buyer, downsizer, or small family, this inviting home is the perfect fit for a low-maintenance lifestyle. From the moment you walk into the main living area, the vaulted ceilings and large windows create a bright, airy atmosphere that feels spacious and welcoming. The open-concept floor plan flows seamlessly from the living room to the dining area and kitchen—ideal for entertaining or simply relaxing at home. This home has been thoughtfully updated with: New tankless hot water heater (2024), Fresh carpeting in the Living Room and Entry, Newer Stove and dishwasher, Newer Full-size washer and dryer. Enjoy the convenience of an attached single garage with extra storage and the peace of mind that comes with low condo fees. You'll love the easy, lock-and-leave lifestyle without sacrificing comfort. Located close to everything you need—shopping, restaurants, schools, parks, and transit—you'll find yourself in a community that offers both vibrancy and serenity. This home shows pride of ownership and is ready for its next chapter. Don't miss out—schedule your showing today!