

# \$319,900 - 1306, 175 Panatella Hill Nw, Calgary

MLS® #A2213460

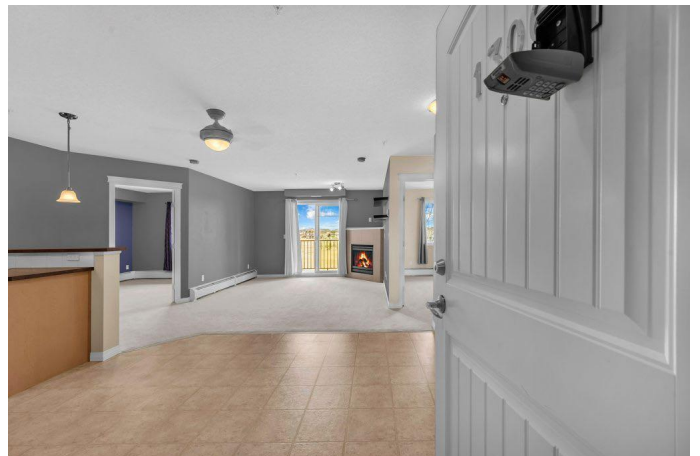
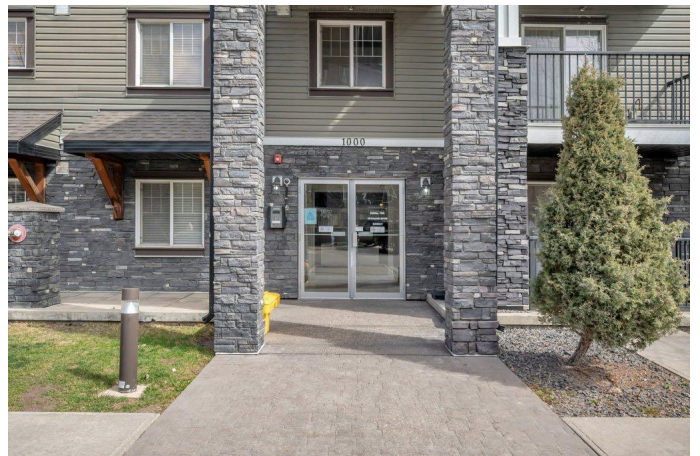
**\$319,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

In the heart of Panorama Hills, this beautiful 2-bedroom, 2 bathroom unit offers the perfect mix of style, comfort, and location. Situated on the 3rd floor, this bright unit features BRAND NEW CARPET throughout, adding a fresh and cozy touch as you step inside. The spacious layout features a central living room with a gas fireplace, creating a warm and welcoming space for relaxing or entertaining. The well-designed kitchen includes maple cabinetry, a raised eating bar, a full pantry, and sleek black appliances, while a handy office nook offers a quiet corner to work from home. The primary bedroom includes a walk-in closet and a private ensuite with a new walk-in shower, and the second bedroom is thoughtfully placed on the opposite side with easy access to the 4-piece main bath. Enjoy your morning coffee on the covered balcony with a peaceful view of the school playground at Buffalo Rubbing Stone School. This home also includes a brand new washer and dryer, in-suite laundry with storage, a separate storage locker (#1306), and titled underground parking (#187). All of this in a quiet, well-managed building that's just steps from parks, playgrounds, schools, Save-On-Foods, restaurants, medical clinics, Major banks and public transit – plus quick access to Stoney Trail makes commuting a breeze. Whether you're a first-time buyer, downsizing, or investing, this move-in ready home checks all the boxes!



Built in 2011

## Essential Information

MLS® #	A2213460
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1306, 175 Panatella Hill Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0V9

## Amenities

Amenities	Elevator(s), Parking, Secured Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

# of Stories            4

## Exterior

Exterior Features    Balcony, BBQ gas line

Roof                    Asphalt Shingle

Construction        Concrete, Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed           April 21st, 2025

Days on Market     17

Zoning                M-2

HOA Fees             210

HOA Fees Freq.    ANN

## Listing Details

Listing Office        Amovista

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