

**102, 48 Panatella Road NW**  
**Calgary, Alberta**

**MLS # A2251710**



**\$225,000**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 605 sq.ft.                                  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 1                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                                         |                   |                 |
|--------------------|---------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                               | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Hardwood                                                | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                       | <b>Condo Fee:</b> | \$ 543          |
| <b>Basement:</b>   | -                                                       | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                       | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, No Smoking Home, Open Floorplan, Storage |                   |                 |

**Inclusions:** NA

Welcome to Milano in Panorama Hills! This charming 1 bedroom, 1 bathroom main-floor condo offers just over 600 sq. ft. of bright, open living space in one of Calgary's most desirable NW communities. Step inside and you'll find a well-designed kitchen with ample cabinetry and a breakfast bar, opening seamlessly into the spacious dining and living areas. The thoughtful floor plan makes entertaining easy while still providing a cozy, comfortable atmosphere for everyday living. Large windows bring in plenty of natural light, while your private patio extends the living space outdoors — perfect for morning coffee, evening relaxation, or hosting friends. The inviting primary bedroom offers great closet space, and the 4-piece bathroom is both stylish and functional. For added convenience, you'll enjoy in-suite laundry and a titled parking stall, ensuring everyday life is simple and stress-free. Panatella Landing is a well-managed complex in an ideal location. You're just minutes from schools, parks, pathways, shopping, dining, and public transit, with quick access to Stoney Trail and major roadways. Whether you're a first-time buyer looking to get into the market, downsizing, or seeking a smart investment property, this home checks all the boxes. Don't miss the chance to call Panorama Hills home — book your private showing today!