

**2214, 175 Panatella Hill NW**  
**Calgary, Alberta**

**MLS # A2260939**



**\$255,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 581 sq.ft.                         | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Outside, Stall, Titled             |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                  |                   |        |
|--------------------|------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                | <b>Condo Fee:</b> | \$ 379 |
| <b>Basement:</b>   | -                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome to this fully renovated 2-bedroom apartment in the sought-after community of Panorama Hills. Designed with modern living in mind, this home features brand new stainless steel appliances, elegant quartz countertops, fresh paint, and stylish vinyl plank flooring throughout. The open-concept layout includes a functional kitchen, spacious living room with access to a large balcony, two well-sized bedrooms, a full bathroom, and convenient in-suite laundry. A titled parking stall is also included. With low condo fees and a prime location close to shopping, schools, playgrounds, walking paths, ponds, and public transit, this property offers the perfect balance of style, comfort, and everyday convenience.