

**306, 10 Panatella Road NW**  
**Calgary, Alberta**

**MLS # A2262400**



**\$250,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** n/a

\*\*\* OPEN HOUSE SAT OCT 25 ~ 2:00- 4:00PM \*\*\* Welcome to Milano in Panorama Hills! Discover exceptional value in this bright and inviting one bedroom plus den condo, ideally situated in one of Northwest Calgary's most convenient and desirable communities. Step outside your door and enjoy quick access to restaurants, parks, pathways, schools, and retail shops, everything you need is just moments away. Inside, you'll find a beautifully designed kitchen featuring stainless steel appliances, rich cabinetry, and a convenient breakfast bar perfect for casual dining or entertaining. The open concept living area is bright and spacious, seamlessly connecting to a private balcony that overlooks a peaceful green space and pathway, creating the perfect extension of your living space. The primary bedroom offers plenty of room for comfort, while the den serves as a flexible area, ideal for a home office, guest space, or extra storage. This unit also includes a titled underground parking stall and assigned storage, adding everyday convenience. Milano is a pet friendly complex (cats and dogs up to 20 kg permitted), and your condo fees cover everything except electricity, making this an affordable, low maintenance choice for first time buyers, downsizers, or investors alike. A stylish, functional home in a fantastic location, this one truly delivers great value in the heart of Panorama Hills.