

**2303, 175 Panatella Hill NW**  
**Calgary, Alberta**

**MLS # A2293331**



**\$289,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 839 sq.ft.                         | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 533 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

Welcome to 2303 - 175 Panatella Hill NW - beautifully presented third-floor condo in the heart of Panorama Hills, one of NW Calgary's most sought-after communities. This thoughtfully designed 2-bedroom, 2-bathroom unit offers 838 sq. ft. of bright and functional open-concept living that perfectly balances modern style with everyday comfort. Step inside to find a welcoming living area with large windows that flood the space with natural light, creating a warm and airy atmosphere throughout. The well-appointed kitchen comes fully equipped with a full suite of appliances so you can move in and get comfortable from day one. From the living room, step out onto your private balcony and take in the peaceful surroundings &mdash; a perfect retreat for your morning coffee or evening wind-down. The spacious primary bedroom includes a walk-in closet and a private ensuite, offering a true sense of sanctuary. The second bedroom is perfectly suited for guests, a home office, or a growing family, complemented by a full second bathroom conveniently located nearby. In-suite laundry adds an extra layer of everyday practicality. Additional highlights include heated underground titled parking and a private storage locker &mdash; everything you need for comfortable, low-maintenance living.. Ideally situated close to shopping, restaurants, schools, parks, and Vivo Recreation Centre, with quick and easy access to Stoney Trail, Deerfoot Trail, Calgary International Airport, and CrossIron Mills &mdash; commuting and daily errands couldn't be more convenient. Don't miss out &mdash; it won't last long! Be sure to check out the 3D tour and reach out to your favorite real estate professional today.