

**2321, 130 Panatella Street NW  
Calgary, Alberta**

**MLS # A2301489**



**\$334,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Laminate Counters, Open Floorplan		

**Inclusions:** n/a

Welcome to this single owner occupied, TWO BEDROOM, TWO BATH PLUS DEN, spacious southwest facing corner unit, complete with TWO TITLED PARKING STALLS. With a large, upgraded Cesarstone kitchen countertop, this space makes for easy entertaining purposes. A fresh coat of paint, natural hardwood floors, and new carpet in both bedrooms, easily adapts to any incoming style. In-suite air conditioning keeps you cool in the summer, while baseboard water heating helps you stay warm in the cooler months. New washer / dryer combination is neatly tucked away in a thoughtful closet space! TWO TITLED PARKING spaces, one underground and one above ground, make this unit perfect for those who have two vehicles. Walking distance to shopping and schools.