

1403, 175 Panatella Hill NW
Calgary, Alberta

MLS # A2312987



\$285,500

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Well maintained 9-foot ceilings top-floor unit with open layout, beautiful and quiet courtyard views, southwest-facing apartment in the heart of Panorama Hills, offering 840 sq. ft. of bright and functional living space, spacious 2-bedroom are positioned on opposite sides for privacy. The primary bedroom includes a walk-in closet n private 4-piece ensuite, a good sized second bedroom located next to the bathroom. Hardwood flooring enhances the main living area, which opens onto a large southwest-facing balcony — perfect for relaxing or entertaining. The kitchen is equipped with brand-new appliances (purchased Summer 2025), including washer & dryer, dishwasher, fridge, and stove. The home also features new paint throughout and new carpet, making it truly move-in ready. (Please note: the seller has not used the A/C unit since moving in last summer and makes no representation regarding its condition.) Enjoy the convenience of heated underground titled parking with storage. Condo fees include everything except electricity, offering excellent value and peace of mind. Located just steps from shopping, restaurants, banks, parks, schools, and Vivo Recreation Centre, with quick access to Stoney Trail, Deerfoot, Calgary International Airport, and CrossIron Mills, commuting and travel are effortless. This top-floor unit combines size, upgrades, and location — an excellent opportunity for first-time buyers, downsizers, or investors in one of NW Calgary’s most convenient communities.