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1305, 130 Panatella Street NW Calgary, Alberta

MLS # A2331343

$268,888

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 551
Basement:	None	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Furniture Neg

Free three months condo fees paid for by the seller to the purchaser. Great option for first-time buyers, downsizers, or investors! This bright 844 sq. ft. third-floor condo offers and great layout. This two bedrooms, two bathrooms, quartz countertops, stainless steel appliances, a tile backsplash, and a convenient breakfast bar and a gourmet kitchen with pantry.. The spacious primary bedroom features a walk-in closet and a three-piece ensuite with a walk-in shower. Enjoy in-suite laundry, a west-facing balcony with a gas line for your barbecue, and a wall-mounted air-conditioning unit. The monthly condo fee of 550 dollars includes heat, water, and sewer, helping make monthly expenses more predictable. Titled, heated underground parking keeps your vehicle protected from Calgary's winter weather, with a storage locker conveniently located directly in front of your stall. Outside you have a beautiful gazebo area were you can relax in the outdoors. Close to shopping, schools, parks, and pathways, this condo offers comfortable and convenient living in Panorama Hills. Pets may be permitted, subject to written condominium board approval and applicable bylaws.

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