

212, 10 Panatella Road NW
Calgary, Alberta

MLS # A2339765



\$220,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	798 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: N/A

A great opportunity in Panorama Hills with the Seller offering to cover the Buyer's first-year condominium fees! Welcome to this well-appointed 2-bedroom, 2-bathroom apartment in the established northwest Calgary community of Panorama Hills. This bright and functional home offers a comfortable layout ideal for first-time buyers, professionals, couples, small families, or investors. The unit features two generously sized bedrooms, each with its own full bathroom for added privacy and convenience. The open-concept living and dining area provides a bright and inviting space for everyday living and entertaining, with a practical layout that makes excellent use of the available space. Panorama Hills is a well-established community offering an abundance of green spaces, pathways, parks, and family-friendly amenities. Residents enjoy access to the Panorama Hills e-Community Centre, featuring a private park, water spray park, basketball courts, beach volleyball courts, and seasonal skating areas, all available exclusively to community residents. The location is convenient for families, with several schools within and near the community, as well as easy access to shopping, dining, recreation, and everyday services. Gates of Panorama Hills is located within the community, while Coventry Hills Centre and Country Hills Town Centre are nearby and offer a wide range of retailers, grocery stores, restaurants, and services. CrossIron Mills is also a short drive north via Stoney Trail. For recreation and entertainment, VIVO Recreation Centre is nearby and offers swimming pools, ice rinks, a climbing wall, fitness facilities, and a public library branch. Landmark Cinemas 16 Country Hills is also just minutes away. With convenient access to Stoney Trail and Country Hills Boulevard, this home provides easy connections to Calgary International Airport, downtown Calgary, and

surrounding areas. An excellent opportunity to own a well-located 2-bedroom, 2-bathroom home in Panorama Hills while taking advantage of this valuable Seller incentive.