

2414, 130 Panatella Street NW
Calgary, Alberta

MLS # A2340808



\$239,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions:	N/A
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Welcome to a well-designed top-floor 2-bedroom, 1-bathroom home in the desirable community of Panorama Hills. Offering approximately 580 sq. ft. of interior living space, this bright and functional unit features an open-concept kitchen and dining area that provides a comfortable setting for everyday living and entertaining. The top-floor location means no neighbours above, offering additional privacy and a quieter living environment. Step outside onto your private balcony, a great spot to enjoy your morning coffee or unwind at the end of the day. The primary bedroom offers a generous closet, while the second bedroom provides flexibility for a home office, child's room, or guest bedroom. A 4-piece bathroom, dedicated laundry area, foyer, and practical storage complete the well-planned layout. A titled parking stall adds valuable convenience and peace of mind. Located close to parks, pathways, schools, shopping, restaurants, and major roadways, this home is an excellent opportunity for first-time buyers, downsizers, or investors.