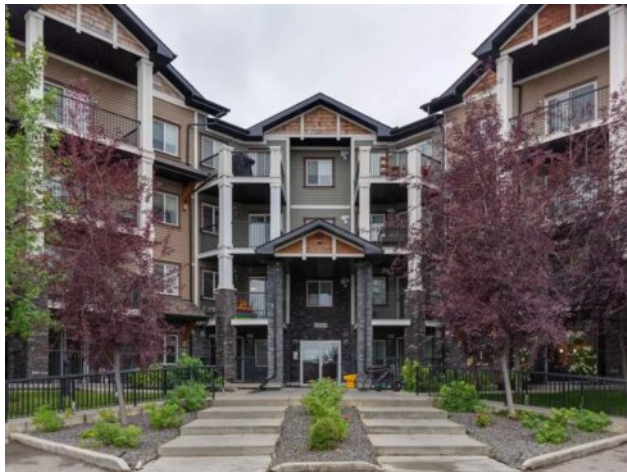


1401, 130 Panatella Street NW
 Calgary, Alberta

MLS # A2345807



\$299,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Murphy bed, Wall Mounted Air Conditioning Unit, Closet Organizers

"Simply the Best" standout top-floor corner unit with expansive views! Desirable 2-bedroom plus den layout is unique due to the corner positioning. Enhanced exclusivity with private balcony location also bringing in exceptional natural light from multiple directions, creating a bright & airy living environment throughout the day. Spanning nearly 940 sq ft, 2 well planned bedrooms sit on opposite sides of the unit for privacy plus the addition of a versatile den/office/dining room. The open-concept living area features hardwood flooring, a stone clad gas fireplace & expansive corner windows that maximize west & northwest sunlight. This luxurious kitchen comes complete with a large granite island with breakfast bar, stainless steel appliances & extensive solid wood cabinetry for everyday use & entertaining. The primary suite includes a walk-through closet & a 3-piece ensuite with a glass-enclosed shower. The second bedroom features a built-in Murphy Bed + shelving to optimize space! Additional amenities include HOA fee included in condo fee, air conditioning, in-suite laundry, a titled underground parking stall & a secure storage locker both located in a PRIME spot directly next to the elevators! Ideally positioned building is walking distance to Save On Foods, restaurants, schools, parks, playgrounds, & more! Not to mention minutes from Costco, Superstore, Landmark Cinema, Country Hills Golf Club & Nose Hill Park!