

175 PANATELLA Hill #2316, Calgary T3K 0V9

Utilities:

4pc Ensuite bath

MLS®#: **A2182806** Area: **Panorama Hills** Listing **12/10/24** List Price: **\$239,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Suite

General Information

Prop Type: Residential Sub Type: Apartment

City/Town: Calgary Finished Floor Area
Year Built: 2012 Abv Sqft:

Low Sqft:

Lot Sz Ar: Ttl Sqft: Lot Shape:

<u>Parking</u>

580

580

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park:

1(1)

1

1.0 (1 0)

Apartment

20

Garage Sz:

Access: Lot Feat:

Park Feat: Stall, Titled

Utilities and Features

Roof: Asphalt Construction:

Heating: Baseboard, Natural Gas Vinyl Siding, Wood Frame

Sewer: Flooring:

Ext Feat: Balcony Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Int Feat: No Animal Home, No Smoking Home

Room Information

Level **Dimensions** Room Level **Dimensions** Room 9`5" x 8`0" Living/Dining Room CombinationMain 16`5" x 11`10" Kitchen Main **Bedroom - Primary** Main 10`11" x 10`8" Walk-In Closet Main 6`11" x 5`8" Main 7`11" x 5`5" Laundry Main 3`3" x 3`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$368 Fee Simple M-2

7`10" x 4`11"

Fee Freq: **Monthly**

Legal Desc: **1212998**

Remarks

Pub Rmks:

Welcome to this well maintained one-bedroom, one-bathroom unit on the 3rd floor of Panorama West. This complex is just seconds away from shopping, restaurants, liquor stores, Tim Hortons plus much more. This unit also offers quick access to Stoney trail allowing you easy access in and out of the community. Once you step into the unit you notice hardwood floor, dark cabinetry with ample storage throughout the kitchen, well-maintained black appliances, quartz countertops and a dining nook area perfect to set up a home office or ideal for a built-in organizer or additional shelving. The main area also has an eat up kitchen island and corner gas fireplace giving anyone who walks in a cozy first impression. This unit also has large patio doors leading out to a private balcony (BBQ allowed) which helps flood the area with natural light. The primary bedroom is complete with a walk-through closet and an ensuite bathroom also with quartz countertops. In the area you will find schools, parks and access to Calgary's extensive pathway system. This unit offers in-unit laundry, 4'x6' storage unit and a titled parking stall. Please call to book your private viewing today.

Inclusions: N/A

Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









