



THE
A-TEAM

**RE/MAX
FIRST**

175 PANATELLA Hill #1310, Calgary T3K 0V9

MLS® #: **A2185586** Area: **Panorama Hills** Listing Date: **01/06/25** List Price: **\$248,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Additional Parking,Stall,Titled

Finished Floor Area

Abv Sqft: **541**
 Low Sqft:
 Ttl Sqft: **541**

DOM

15
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Other,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Elevator,Open Floorplan,See Remarks,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`0" x 8`2"	Living Room	Main	11`7" x 16`7"
Bedroom - Primary	Main	9`5" x 10`10"	4pc Bathroom	Main	8`2" x 5`1"

Legal/Tax/Financial

Condo Fee: **\$340** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1112131

Remarks

Pub Rmks: **Welcome to this stunning 3rd-floor unit in the desirable community of Panorama Hills, offering privacy and scenic views of lush green space. Perfectly situated within walking distance to schools, shopping, parks, public transportation, walking and bike paths, and all amenities, this home provides unparalleled convenience. Located in a sought-after building, this condo boasts an exceptional open-concept layout, flooded with natural light from large windows and enhanced by elegant hardwood floors. The kitchen features maple cabinets, black appliances, a built-in microwave and hood fan, and a center island with a raised eating bar—ideal for entertaining. The living room opens to a private balcony overlooking the green space, complete with a gas BBQ hookup for outdoor enjoyment. The spacious bedroom includes a double walk-through closet leading to a full ensuite bathroom. Additional highlights include a welcoming entryway, in-suite full-size washer and dryer, a titled parking stall conveniently located in front of the building, and an assigned underground storage locker. This beautiful condo truly has it all. Don't miss this incredible opportunity—schedule your viewing today! Low condo fees, Exceptional Location.**

Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Mountain View)

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











