



THE
A-TEAM

**RE/MAX
FIRST**

130 PANATELLA Street #1109, Calgary T3K 0Y6

MLS® #: **A2187023**

Area: **Panorama Hills**

Listing Date: **01/23/25**

List Price: **\$284,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **716**
Low Sqft:
Ttl Sqft: **716**

DOM

7

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony,Lighting,Playground,Storage**

Ext Feat: **Balcony,Lighting,Playground,Storage**
Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Construction: **Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 4" x 9' 1"	Laundry	Main	3' 1" x 3' 7"
4pc Bathroom	Main	8' 0" x 4' 11"	Kitchen	Main	10' 0" x 9' 6"
Dining Room	Main	6' 4" x 8' 4"	Living Room	Main	12' 1" x 11' 10"
Bedroom	Main	10' 4" x 11' 3"	Bedroom - Primary	Main	10' 10" x 11' 9"
Walk-In Closet	Main	8' 0" x 5' 0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$435

Fee Simple

M-2

Fee Freq:
Monthly

Legal Desc: 1412097

Remarks

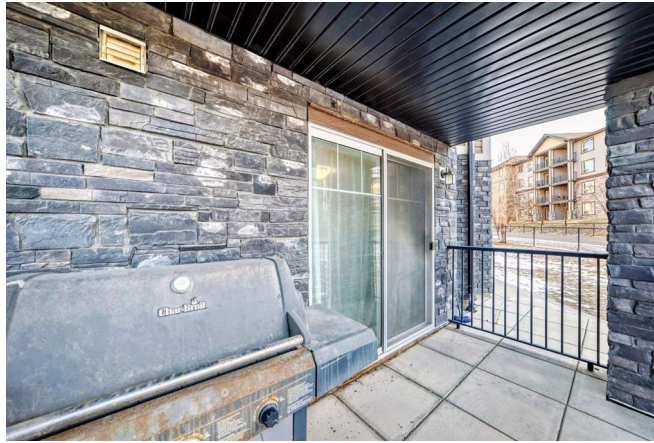
Pub Rmks: **Welcome to this bright and spacious 2-bedroom, 1-bathroom condo in the heart of Panorama Hills! This 716 sqFt main floor unit offers a thoughtfully designed open floor plan with abundant natural light throughout. Step inside to find a functional foyer with closet space for a clutter-free entryway. The kitchen boasts ample cabinetry, upgraded stainless steel appliances, laminate countertops, and a peninsula with barstool seating—perfect for casual dining or entertaining. The living room features sliding glass doors leading to a private balcony equipped with a natural gas line for a BBQ and space for outdoor furniture, making it an ideal spot for relaxing. The primary bedroom includes a walk-through closet that leads to a cheater door into the 4-piece bathroom with a tub/shower combo. The second bedroom is generously sized with plenty of closet space, perfect for family. Enjoy the convenience of in-unit laundry with a stacked washer and dryer neatly tucked into a hall closet, preserving your living space. Additional features include all hardwood floors throughout, heated & titled underground parking to protect your vehicle year-round and a secure storage locker for extra belongings. This pet-friendly condo (board approval required) is perfect for animal lovers. Location is everything! This condo is a short walk to Buffalo Rubbing Stone School and Captain Nichola Goddard School. A bustling commercial complex with Save-On Foods, Tim Horton's, pharmacies, restaurants, banks, and more is just steps away. Plus, easy access to Stoney Trail makes commuting a breeze! Don't miss your chance to call this incredible home yours.**

Inclusions: **None**
Property Listed By: **First Place Realty**

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













ListSimple 1109-130 Panatella St NW, Calgary - MAIN

Room	Dimensions
Entrance	4'0" x 7'1"
Laundry	3'7" x 3'9"
Bathroom 4P	8'0" x 4'11"
Kitchen	10'0" x 7'9"
Dining	6'4" x 8'4"
Living	12'7" x 11'3"
Bedroom	10'4" x 11'2"
Primary Bedroom	10'10" x 11'9"
Walk-in Closet	8'0" x 5'0"
Patio	12'11" x 5'7"