

**76 PANATELLA Road #307, Calgary T3K0V4**

MLS® #: **A2200604**      Area: **Panorama Hills**      Listing Date: **03/08/25**      List Price: **\$299,900**  
 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:

**Underground**

Finished Floor Area

Abv Sqft: **800**  
 Low Sqft:  
 Ttl Sqft: **800**

DOM

**29**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Heating: **Baseboard**      Flooring: **Carpet, Laminate, Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **High Ceilings, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 9`5"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>16`8" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 5`7"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`11" x 6`8"</b>	<b>Balcony</b>	<b>Main</b>	<b>4`10" x 11`5"</b>
<b>Storage</b>	<b>Main</b>	<b>5`2" x 5`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`10" x 3`2"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$658

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 1113023

Remarks

Pub Rmks: **Discover this upgraded 2-bed, 2-bath top-floor unit, offering exceptional value, modern upgrades, and ultimate convenience in the sought-after community of Panorama Hills! Boasting 9-foot ceilings and large windows, this bright and airy space is move-in ready. Highlights: \*Unobstructed Green Space Views - Enjoy peaceful west-facing sunsets from your private balcony \*Stylish & Modern Upgrades - Granite countertops, stainless steel appliances, under-mount sinks & spacious cabinets \*Spacious Open-Concept Layout - Sunlit living area perfect for relaxing or entertaining \*Primary Suite Retreat - Walk-through closet leading to a full ensuite \*Versatile Second Bedroom - Ideal for guests, a home office, or a roommate \*Convenient In-Suite Laundry & Storage \*Titled Underground Parking + Storage Cage \*Pet-Friendly Complex (Board Approval Required) \*Condo Fees Cover Everything (HOA included) Except Electricity \*Prime Location - Walk to Everything! Steps from Buffalo Rubbing Stone School & Captain Nichola Goddard School, parks, scenic walking paths, basketball courts, shopping, restaurants & public transit. Minutes from VIVO Centre & a nearby golf club, plus easy access to Stoney Trail for seamless commuting. A rare top-floor find in an unbeatable location—don't miss this opportunity!**

Inclusions: n/a  
Property Listed By: Greater Property Group

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





