

# **\$305,000 - 205, 160 Panatella Landing Nw, Calgary**

MLS® #A2238269

**\$305,000**

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Come on home to this desirable 2-bedroom top floor corner unit condo in the heart of Panorama Hills. You will love the location and its convenience only steps away from a playground, schools, shopping centers, movie theatre, banks, gyms, library, restaurants, public transportation, making daily errands and commuting a breeze. The proximity to the Calgary YYC Airport, Stoney Trail, and Deerfoot Trail ensures easy access to travel route commuting and convenience for frequent travelers.

Located on the Top Level, this Corner Unit with its Vaulted Ceiling creates a Bright and Airy ambiance offering a quiet and peaceful living environment. With an Open Floor Plan the living room, dining area and kitchen provide ease of living convenient for both family and entertaining. The large Covered Balcony is accessible through sliding doors from the living room enhancing the living area and creating a perfect spot for morning coffee or afternoon and evening relaxation. Complete with two bedrooms, a 4piece bathroom and laundry .

An outstanding feature of this home is the in-floor heating system, powered by an energy saving on-demand hot water system. This efficient while reducing energy consumption. Putting this all together with an assigned parking stall this ideally located home is ready to call yours whether for your personal use or as an investment. Call today.



Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238269      |
| Price          | \$305,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 767           |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 205, 160 Panatella Landing Nw |
| Subdivision | Panorama Hills                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3K 0K8                       |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings   |
| Heating           | High Efficiency, In Floor, Hot Water, Natural Gas                                                      |
| Cooling           | None                                                                                                   |
| Basement          | None                                                                                                   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Dock, Private Entrance |
|-------------------|---------------------------------|

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | Few Trees, Gentle Sloping, Lawn, See Remarks, Sloped Down |
| Roof            | Asphalt Shingle                                           |
| Construction    | Stone, Vinyl Siding, Wood Frame                           |
| Foundation      | Poured Concrete                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 8th, 2025  |
| Days on Market | 27              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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