

# \$285,000 - 2409, 175 Panatella Hill Nw, Calgary

MLS® #A2117264

**\$285,000**

2 Bedroom, 1.00 Bathroom, 716 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to the acclaimed Panorama West condominium by Cardel. This pristine top-floor unit boasts a sun-soaked southwest exposure, flooding the space with natural light. The open-concept layout seamlessly integrates a bright living room leading to a covered balcony overlooking lush greenery. The kitchen features elegant maple cabinets, stainless steel appliances, and a generous breakfast bar. Two spacious bedrooms, a 4-piece bath, in-suite laundry, and storage complete the interior, while the balcony offers a natural gas hook-up for convenient BBQ evenings. Included are a titled underground parking spot and storage locker. Nestled within a meticulously maintained and secure building, residents enjoy easy access to an array of amenities just moments away. From Tim Horton's coffee to Save-On-Foods supermarket, a variety of dining options, banks, pharmacies, parks, playgrounds, and nearby schools, everything is within reach. Convenient transportation links via Stoney Trail and Country Hill Blvd enhance accessibility. Whether seeking an investment opportunity or a place to call home, this property presents an exceptional chance to elevate your lifestyle.

Built in 2012

## Essential Information

MLS® #

A2117264



|                |               |
|----------------|---------------|
| Price          | \$285,000     |
| Sold Price     | \$282,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 716           |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2409, 175 Panatella Hill Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 0B6                     |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Gazebo, Park, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                          |
| Parking        | Heated Garage, Titled, Underground                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings             |
| Heating           | Baseboard, Natural Gas                                                                       |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2024 |
| Date Sold      | April 2nd, 2024  |
| Days on Market | 10               |
| Zoning         | M-2              |
| HOA Fees       | 200.00           |
| HOA Fees Freq. | BMON             |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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