

\$335,000 - 104, 40 Panatella Landing Nw, Calgary

MLS® #A2134159

\$335,000

2 Bedroom, 1.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

FULLY RENOVATED 2 BED UNIT, ONE OF THE LARGEST FLOORPLANS IN THE COMPLEX! This 2 bedroom townhome offers an ideal floor plan with its own private patio area. As you step inside this bright and open unit you will be greeted with modern wide plank flooring that runs throughout the entire unit, freshly painted walls, trim and baseboards, and a functional floor plan. There is good sized living and a separate dedicated dining room space that opens onto the updated kitchen that is fitted with modern white cabinetry, new thick stone countertops including on the center island that is perfect for entertaining, new trendy subway tile backsplash, and even has a walk in pantry. Down the hall you will find 2 bedrooms including the primary and sliding doors to access your private patio area. There is a full 4 piece bath where the new stone counters continue and fitted with a new faucet. Add in insuite laundry, a large in unit storage area, in-floor heating to keep you warm in the cold months, tankless/on-demand hot water, and a private assigned parking spot. This well-run complex has plenty of visitor and on street parking, and is close to major shopping centers/grocery stores, state of the art fitness and leisure center, and major roadways (only 5 mins to Stoney Trail). Also, walking distance to schools and playgrounds. Perfect for the first time buyer, young family, or savvy investor—all in a well run complex!



Built in 2008

Essential Information

MLS® #	A2134159
Price	\$335,000
Sold Price	\$345,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	819
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	104, 40 Panatella Landing Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0K8

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Closet Organizers, Pantry, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 5th, 2024
Days on Market	13
Zoning	DC (pre 1P2007)
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.