

\$318,000 - 308, 22 Panatella Road Nw, Calgary

MLS® #A2134469

\$318,000

2 Bedroom, 2.00 Bathroom, 798 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Introducing the exquisite Milano condominium, a true masterpiece nestled in the highly coveted Panorama Hills neighbourhood. With its TOP FLOOR position, 9-foot ceiling, large windows, and easy access to major roadways, this unit is a haven of natural light and gateway to effortless living. With almost 800 sq ft of living space this remarkable 2-bedroom, 2-bathroom & underground TITLED parking stall unit effortlessly combines functionality, style, and modern living, offering an unparalleled lifestyle experience. As you step inside, be prepared to be captivated by the stunning laminate flooring that gracefully flows throughout, providing a touch of sophistication, exceptional durability and easy maintenance, making it a practical choice for any household. Prepare to be inspired in the elegant kitchen, adorned with sleek granite countertops and stainless steel appliances. With its generous counter space and ample cabinetry, this culinary haven is perfectly designed to accommodate all your cooking endeavours. The open concept layout seamlessly connects the kitchen to the inviting living and dining area, creating a harmonious space ideal for relaxing or entertaining guests. Step outside onto the west-facing balcony that provides private outdoor oasis where you can unwind, sip your morning coffee, or simply bask in the tranquility of the surroundings. Retreat to the primary suite, a haven of relaxation and comfort. Boasting a spacious layout and a walk-in closet, this retreat offers



an abundance of storage space for your wardrobe essentials. The attached 4-piece ensuite bathroom is a spa-like sanctuary, featuring modern fixtures and exquisite finishes. The second bedroom, thoughtfully designed with versatility in mind, can be utilized as a cozy guest room, a home office, or whatever your heart desires. Adjacent to the second bedroom, you'll find an additional 4-piece bathroom, providing convenience and flexibility to suit your lifestyle needs. Storage is never an issue in this exceptional residence. In addition to the ample closet space throughout, you'll find a linen closet, two front entry closets, and a storage cage in the parkade – a rare find that caters to your organizational requirements. Further enhancing the appeal of this remarkable property is the inclusion of a titled underground parking stall, ensuring the safety and convenience of your vehicle. Additionally, the convenience of in-suite laundry adds to the overall ease of living in this remarkable home. Situated in a prime location, the Milano offers an enviable lifestyle surrounded by parks, schools, public transportation, trendy coffee shops, delectable dining options, and an array of shopping destinations. Everything you need is right at your doorstep, promising a seamless blend of convenience and luxury. Schedule a viewing today and experience the epitome of refined living, where every detail has been meticulously designed to elevate your lifestyle.

Built in 2011

Essential Information

MLS® #	A2134469
Price	\$318,000
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	798
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold



Community Information

Address	308, 22 Panatella Road Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0V4

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 4th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

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