

\$340,000 - 2313, 175 Panatella Hill Nw, Calgary

MLS® #A2143916

\$340,000

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

EXCEPTIONAL EXECUTIVE well maintained upgraded condo adjacent within walking distance to a large community shopping centre close to Stoney trail with easy access to all parts of the city. Close to the airport and Crossiron Mills.

Upgrades include second 3piece bathroom, 4 piece ensuite bathroom with walk in shower, walk-in closet, granite counter tops in kitchen with extra cupboards and upgraded appliances, gas fireplace, gas hookup for barbecue, and newly installed herringbone hardwood floors throughout, as well as air conditioning. These upgrades alone cost in excess of \$30,000. Open plan with bedrooms on either side for privacy. Insuite laundry facilities. The owner installed upgraded window coverings. Double patio doors lead to a balcony. As well there is included a titled underground parking stall and an assigned underground storage locker. This unit is on the third floor with west facing overlooking park and walking and biking trails. Close to schools, public transit, and playground. Condo fee includes everything but electricity.

A recent appraisal is attached to documents in the listing and is valued at \$350,000.

This home has everything for a family or busy executives. Call your me or your favorite realtor to request a showing and to compare to other similar units. I'm sure you will agree this



is a very special offering with all the bells and whistles to make your home living both enjoyable and affordable.

Built in 2011

Essential Information

MLS® #	A2143916
Price	\$340,000
Sold Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2313, 175 Panatella Hill Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0V9

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Elevator, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas

Cooling	Central Air, Partial
# of Stories	4
Exterior	
Exterior Features	Balcony
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	September 30th, 2024
Days on Market	95
Zoning	M-2
HOA Fees	0.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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