

# \$349,900 - 204, 100 Panatella Landing Nw, Calgary

MLS® #A2162829

**\$349,900**

2 Bedroom, 1.00 Bathroom, 866 sqft

Residential on 0.00 Acres

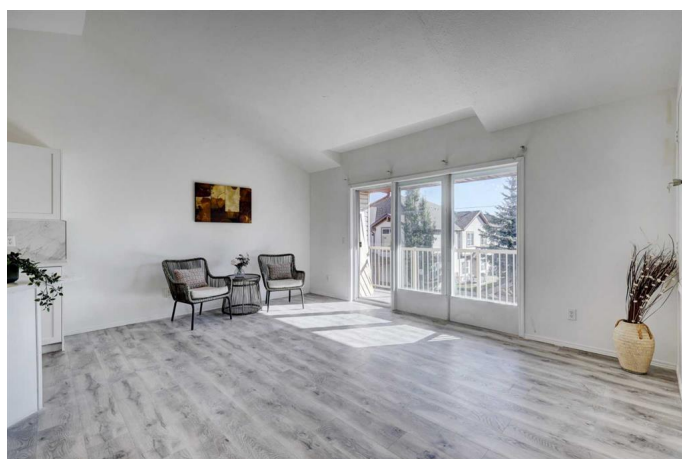
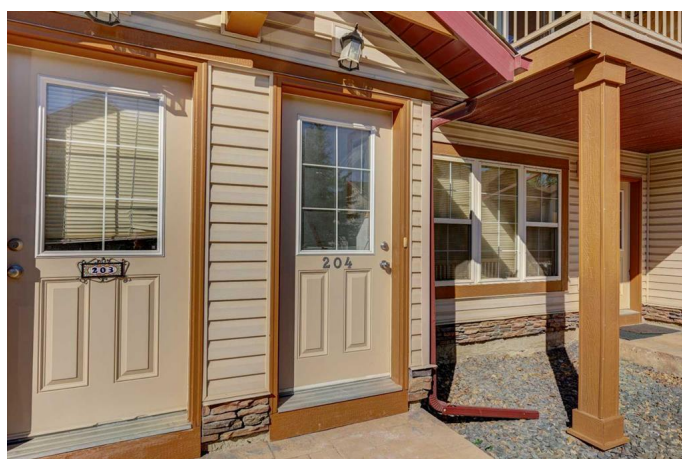
Panorama Hills, Calgary, Alberta

A first home buyer or investor alert! If you want to pay rent to yourself rather than to a landlord, this property is what you are looking for. Located in Panatella Landing, this 866 SqFt townhouse is a stacked bungalow style with 2 bedrooms + den. It features an open floor plan, brand new Quartz countertops in the kitchen, 15mm laminate waterproof features was installed last year, backsplash, SS appliances, LED lights, and a new paint throughout the entire unit. The living space originally featured a high ceiling with two large windows. Currently, the owners have the high ceiling and upper window covered up to prevent heat in the summers. This can be easily restored. The home also features two good size bedrooms with new screens. This unit comes with a 4 PC bathroom. Did I mention a den which is rare to see in an apartment? Perfect for a home office or storage space. Shopping centre and schools are just a block away, playground is nearby. Quick access to Stony, Deerfoot trail. This home provides you all you need.

Built in 2008

## Essential Information

MLS® #	A2162829
Price	\$349,900
Sold Price	\$341,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	866
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

### **Community Information**

Address	204, 100 Panatella Landing Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0K8

### **Amenities**

Amenities	Parking, Playground
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

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

**Additional Information**

Date Listed	September 6th, 2024
Date Sold	October 9th, 2024
Days on Market	33
Zoning	DC(pre 1P2007)
HOA Fees	210.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	URBAN-REALTY.ca
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