

101, 120 Panatella Landing NW
Calgary, Alberta

MLS # A2276826



\$290,000

Division:	Panorama Hills		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	809 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	High Efficiency, In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 233
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Direct control (DC(pre 1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

LOCATION, LOCATION, LOCATION! Welcome to this bright and beautifully maintained ground-level, corner unit offering two bedrooms and one bathroom in a highly desirable setting. With no stairs or elevators, this move-in-ready condo is ideal for first-time buyers, downsizers, or investors seeking comfort, efficiency, and convenience. Enjoy the added benefit of an assigned parking stall located directly in front of the unit for easy access. This home has seen extensive and thoughtful upgrades, including a new energy-efficient tankless water heater and "Life-breath" air ventilation system installed in 2025, enhancing air quality and year-round comfort. Heated floors run throughout the entire unit—a rare and sought-after feature that, when paired with the tankless system, helps keep utility costs low. In 2023, approximately \$17,000 in improvements were completed, including modern 7-inch vinyl plank flooring in the kitchen, bathroom, and entryway, refreshed paint on ceilings, cabinets, and doors, along with updated lighting fixtures, faucets, and a new toilet. The result is a bright, clean, and inviting space that shows like new. The location is truly unbeatable. Situated directly across from a junior high school and within five minutes of two elementary schools and a high school, this property offers exceptional walkability and everyday convenience. Save-On-Foods, TD Bank, daycare, restaurants, and other amenities are just steps away, while Superstore, Vivo Recreation Centre, Canadian Tire, and the North Pointe Bus Terminal are only a short drive. Enjoy easy access to walking and biking paths throughout Panorama Hills, along with quick connections to Stoney Trail and Deerfoot Trail for a seamless commute. Combining comfort, modern updates, and an outstanding location, this home is a rare opportunity in one of the area's most desirable

communities. Don't miss your chance to call it home.