

1202, 175 Panatella Hill NW  
Calgary, Alberta

MLS # A2279506



**\$315,000**

**Division:** Panorama Hills

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 937 sq.ft. **Age:** 2011 (15 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade, Titled

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 603

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Heating:** Baseboard, Fireplace(s)

**Floors:** Carpet, Ceramic Tile, Hardwood, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** French Door, Granite Counters, No Animal Home, No Smoking Home

**Inclusions:** None

Welcome to this spacious 2-bedroom, 2-bathroom corner unit condo in the heart of Panorama Hills. Located on the 2nd floor, this bright and airy home is one of the largest units in the complex at 937 sq. ft. and offers an ideal layout for both comfort and functionality. The open-concept living space features hardwood floors, a cozy gas fireplace, and large windows that fill the unit with natural light. The kitchen is well-appointed with granite countertops, stainless steel appliances, and a brand-new dishwasher, making it perfect for both everyday living and entertaining. A versatile den provides the perfect space for a home office or study, while the two generously sized bedrooms are thoughtfully separated for privacy — ideal for roommates, guests, or professionals. Enjoy the convenience of one titled indoor parking stall and an unbeatable location steps from a shopping plaza offering Save-On-Foods, Tim Hortons, restaurants, banks, a dentist, and Rexall Drugs. With quick access to Stoney Trail, the Calgary International Airport, and CrossIron Outlet Mall, commuting and travel are effortless. This well-maintained condo combines size, location, and upgrades—an excellent opportunity in one of NW Calgary's most convenient communities.