

**2418, 130 Panatella Street NW**  
**Calgary, Alberta**
**MLS # A2226642**

**\$305,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 848 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 517 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** Window Coverings

Experience community-centered living in this beautifully maintained 2-bedroom, 2-bathroom corner unit at Panorama West, located in the highly sought-after neighborhood of Panorama Hills. Situated on the top (4th) floor, this bright and spacious condo offers a thoughtfully designed open-concept layout with a stylish finish, 9 foot ceilings and an abundance of natural light throughout. The modern kitchen is equipped with elegant cabinetry, stainless steel appliances, and granite countertops, perfect for both cooking and entertaining. Large, bright windows flood the home with light, enhancing the warm and welcoming atmosphere. The primary bedroom is a true retreat, featuring a walk-in closet and a private ensuite bathroom. The second bedroom is also generously sized and bright, ideal for guests, a home office, or family living. Convenience is key—this building is ideally located just steps away from shopping, parks, restaurants, and transit, with easy access to Stoney Trail, Country Hills Blvd, and the Queen Elizabeth II Highway. Additional features include a titled underground parking stall and a large storage unit. Don't miss your opportunity to own this exceptional condo in one of Calgary's most vibrant and connected communities!