

**2319, 175 Panatella Hill**  
**Calgary, Alberta**

**MLS # A2260197**



**\$328,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 897 sq.ft.                         | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                              |                   |        |
|--------------------|----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | \$ 507 |
| <b>Basement:</b>   | -                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan                               |                   |        |

**Inclusions:** none

**MOTIVATED SELLER.** Located in the beautiful community of Panorama Hills. Open floor design, 2 bedroom Condo with 2 full bath room on the third floor. Just replace the carpet for 2 bedrooms recently. You are literally step away from SAVE ON FOOD, Tim Hortons, Restaurants, Pubs, Doctors, Gas station, Park, Playground, Banks etc. Spacious living and dining areas plus a huge in-suite laundry. This unit include a titled underground heated parking plus a storage locker. Book your viewing. Don't miss the chance to call this place home.