

**203, 120 Panatella Landing NW
 Calgary, Alberta**

MLS # A2267792



\$300,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	953 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Window coverings

Get ready to fall in love with this stylish upper-level townhouse perfectly positioned to overlook the local playground and back onto a beautiful public park — talk about location! You'll be just steps away from schools, scenic pathways, shopping, and entertainment. Step inside and be amazed by the soaring vaulted ceilings that make the open-concept living room, dining area, and kitchen feel absolutely grand. Natural light pours through the massive glass doors, leading you to your expansive balcony — the perfect spot for morning coffee or sunset views. This home features two generously sized bedrooms, a bright 4-piece bathroom, and a convenient in-suite laundry room. The kitchen shines with a brand-new stove and microwave hood fan, plus a spacious pantry for all your storage needs. Additional highlights include: a prime unit across from the park, a dedicated parking stall right outside your front door, and cozy in-floor heating throughout. Don't miss your chance to experience elevated living — with vaulted ceilings that inspire and a balcony built for unforgettable moments!