



**DJ Golden**  
**REAL ESTATE**

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**201, 10 Panatella Road NW**  
**Calgary, Alberta**

**MLS # A2206733**



**\$288,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	752 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Metal shelf in storage locker

Welcome to this beautifully maintained condo in the Milano, located in the desirable community of Panorama Hills. Steps away from walking paths, parks, schools, transit, trendy dining, and a variety of shopping - this location is unbeatable! This thoughtfully designed 2-bedroom, 2-bathroom condo offers 752 SF of functional living space. Recent updates include new luxury vinyl plank flooring and fresh paint throughout. The kitchen features stainless steel appliances, stunning granite countertops (both in the kitchen and bathrooms), ample cabinetry and a high-end matte black faucet. The living and dining areas of the home are spacious and ideal for entertaining. As you step outside onto the South-facing covered patio you'll appreciate the views of Panatella playground and the scenic community pond with walking paths right across the street. The primary suite includes a walk-through closet and a private 4-piece ensuite, while the second bedroom is ideal for guests, a roommate, or a home office, as it is thoughtfully located on the other side of the unit. The newer, full-sized washer and dryer are located in the additional 4-piece bathroom. Enjoy titled, underground, heated and secured parking as well as plenty of above grade visitor parking for guests. For your convenience, storage is located right behind your parking stall, so you can easily tuck away all of those seasonal items. Located on a quiet street and minutes from schools (Buffalo Rubbing Stone School K-6, Captain Nichola Goddard School 6-9, and North Trail High School 10-12), this condo offers unmatched convenience in an ideal location! Enjoy having Save-On-Foods, popular restaurants, banks, Landmark Cinemas, and Vivo Recreation Centre just minutes from your doorstep. The easy access to major roadways like Deerfoot & Stoney Trail and the quick 15-minute drive to YYC International Airport

make this the perfect place to call home. Whether you're a first-time buyer, a couple, or a young family, this move-in ready condo offers a low maintenance lifestyle in a vibrant community!