

# \$329,900 - 2312, 130 Panatella Street Nw, Calgary

MLS® #A2188119

**\$329,900**

2 Bedroom, 2.00 Bathroom, 974 sqft

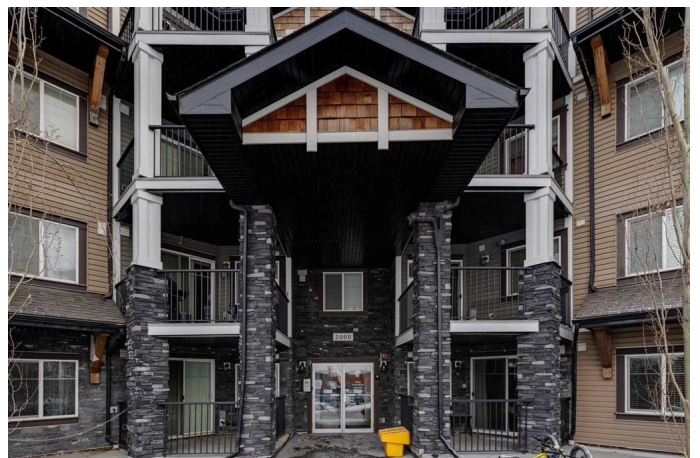
Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to Panorama West. This is the largest floorplan in the complex at over 973 sf. This unit is a true double-primary with both bedrooms having full ensuite bathrooms with cheater doors. Both bedrooms are very large and have walk-thru closets. The deluxe kitchen boasts quartz counter-tops with under-mount sink, stainless steel appliances, walk-in pantry, and loads of cupboard capacity, and a sit-up counter area. There is a large in unit storage room that includes a stacking washer/dryer and plenty of space for shelves and other items (like vacuum system and a small freezer?). The main area has engineered maple hardwood flooring that's in good shape, and the bedrooms are carpeted. The large covered balcony has a convenient natural gas BBQ hookup. The unit also includes an oversized titled parking stall which is a bonus. There is also an out of suite storage locker at the end of the parking stall. This complex is conveniently located within a short walking distance to shopping that includes major groceries, restaurants (including a Tim Hortons). Schools are close as well. The property is tenant occupied and has never been smoked in, nor has it had pets (although pets are allowed with board approval). Earliest possession Date is May 1, 2025.

Built in 2013

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2188119    |
| Price          | \$329,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 974         |
| Acres          | 0.00        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2312, 130 Panatella Street Nw |
| Subdivision | Panorama Hills                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3K 0Y6                       |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking, Storage |
| Parking Spaces | 1                                                      |
| Parking        | Parkade, Underground                                   |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                           |
| Heating           | Baseboard, Boiler                                                                                                                    |
| Cooling           | None                                                                                                                                 |
| # of Stories      | 4                                                                                                                                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Roof              | Asphalt Shingle                |
| Construction      | Composite Siding, Wood Frame   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 89                 |
| Zoning         | M-2                |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Real Estate Calgary |
|----------------|---------------------|

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