

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

MLS® #A2188119

**\$329,900**

2 Bedroom, 2.00 Bathroom, 974 sqft

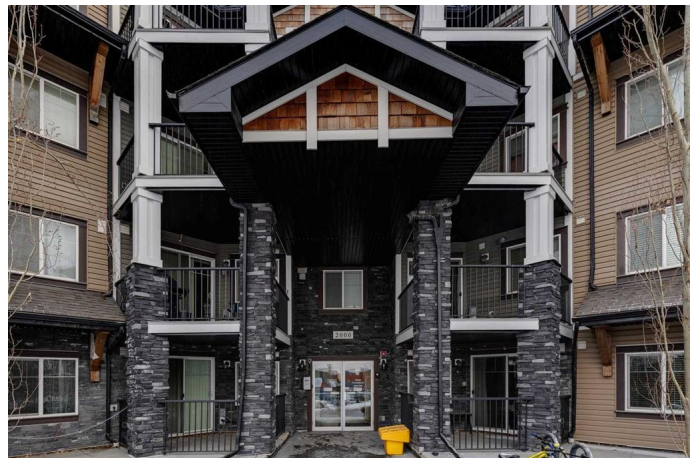
Residential on 0.00 Acres

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	90
Zoning	M-2

## Listing Details

Listing Office	Real Estate Calgary
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