

# \$253,000 - 2406, 130 Panatella Street Nw, Calgary

MLS® #A2196899

**\$253,000**

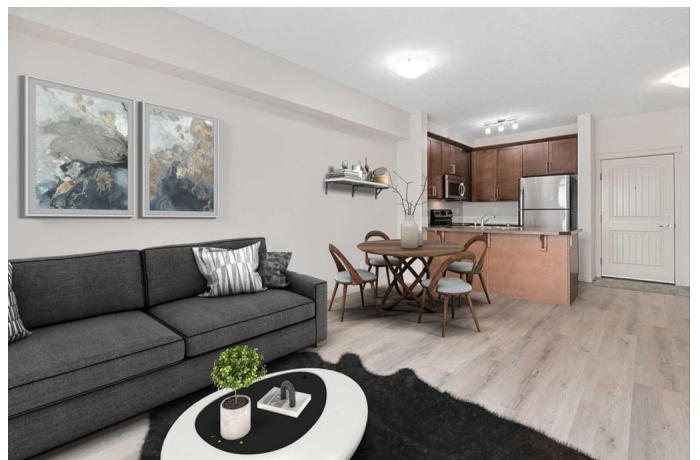
1 Bedroom, 1.00 Bathroom, 531 sqft  
Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

**CONVENIENT LOCATION!!** Discover the charm of this beautifully upgraded one-bedroom, one-bathroom condo located in the sought-after Panorama Hills neighborhood. This well-maintained **TURNKEY** property, boasting **NEW LUXURY VINYL FLOORING** and **FRESH PAINT** throughout, offering a modern and stylish living space that's ready for you to move in.

Situated on the **TOP FLOOR**, this unit benefits from the impressive **9-FOOT CEILING** (only available on the top floor), and an abundance of natural light, creating a spacious and airy atmosphere. Other key features include: contemporary kitchen cabinets, stainless steel appliances, in-unit laundry, walkthrough closet and walk-in shower. Step out onto the balcony, where a gas outlet awaits for year round BBQs. A **TITLED** surface parking stall is included with this unit and conveniently located close to the building entrance. An assigned indoor storage locker allows you to tuck away seasonal items.

This **WELL-MAINTAINED** unit is nestled in a prime location, with convenient access to a variety of amenities including shopping centers, supermarkets, restaurants, schools, parks, and other businesses. Commuting is a breeze with easy access to major roads. Whether you're a first-time homebuyer or an investor, this condo is an exceptional find!



Built in 2014

## Essential Information

MLS® #	A2196899
Price	\$253,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	531
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	2406, 130 Panatella Street Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0Y6

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Stall, Outside, Owned

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, None
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	37
Zoning	M-2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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