

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

MLS® #A2196899

**\$253,000**

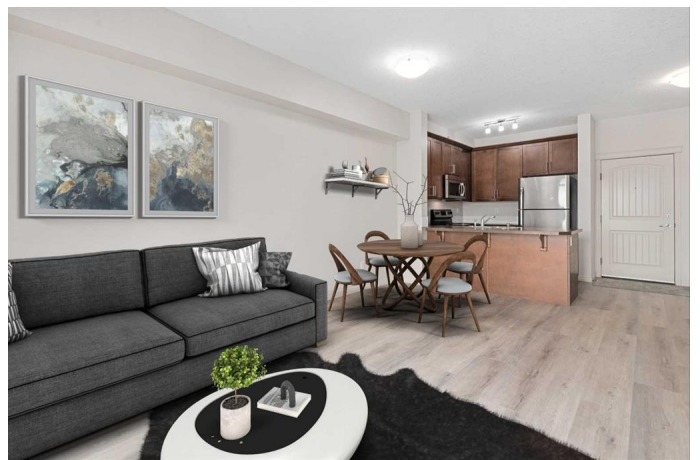
1 Bedroom, 1.00 Bathroom, 531 sqft  
Residential on 0.00 Acres

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, Snow Removal, Storage, Visitor Parking
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	44
Zoning	M-2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.