

112, 48 Panatella Road NW  
Calgary, Alberta

MLS # A2274690



**\$294,990**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 713
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully maintained &quot;STATE OF THE ART&quot; clean, well-maintained, main floor, 2 Bed, 2 Bath Condo in beautiful highly desirable community of Panorama Hills, NW Calgary. This bright open concept unit features 9 Feet high ceiling, In Suite Laundry, Titled Underground Parking with adjacent & convenient storage, Stainless Steel Appliances, Granite Countertops. The condo boasts sunny & bright open floor plan features a spacious living and dining area that comfortably accommodates larger furniture, complemented by a well- allotted large kitchen with plenty of cabinet and counter space. The living room have large windows that let in an abundance of natural light. Bright & Sunny throughout the year. The two generously sized bedrooms are thoughtfully positioned on the sides. Enjoy convenient access to an impressive walkout patio, perfect for outdoor relaxation. Ideally located close to shopping areas & plazas, pond, schools, playgrounds, movie theater, golf course, banks, Recreational Sports Complex & popular restaurants. Easy access to Stoney trail, Deerfoot trail & Country Hills Blvd. Minutes away from Calgary international Airport. This property offers outstanding convenience for everyday living. An ideal opportunity for first-time home buyers with young kids or elderly individuals enjoying their golden years of life & investors seeking a well-kept home in a good location. Book your viewing today! Come on in and experience yourself, &quot;WARM WELCOME&quot;!!!!