

**2312, 130 Panatella Street NW  
Calgary, Alberta**

**MLS # A2217804**



**\$314,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 599
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Storage locker at parking stall

Welcome to Panorama West. At 974 Sq Ft this is one of the largest floorplans in the complex. As you enter there is a Chef's Kitchen with White cabinets, Quartz's counter tops, Stainless steel appliances, a Walk in Pantry and a sit up counter/ island. Featuring an open plan the spacious Living room has engineered maple hardwood floors, and access to your covered balcony which faces west. This unit offers a double-primary with Two large bedrooms each with full ensuite bathrooms, & walk in closets. There is a big Storage / Laundry room that includes a stacking washer/dryer & plenty of space for shelves & other items (like vacuum system or a small freezer?). The covered balcony has a convenient natural gas BBQ hookup. The unit also includes an oversized titled parking stall & a separate storage locker. Just a few blocks away (a short walk) there is a Shopping Complex with Save on Foods, Tim Hortons, banks, restaurants & a Pharmacy. Panorama Hill's School, Buffalo Rubbing Stone & Captain Nichola Goddard Schools are only a couple minutes from this complex! Lastly there is quick access to STONEY TRAIL creating an easy commute for everyday living!