

**201, 76 Panatella Road NW  
Calgary, Alberta**

**MLS # A2235972**



# \$320,000

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Owned, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 658
<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, Ceiling Fan(s), Closet Organizers, Elevator, Walk-In Closet(s)		

**Inclusions:** n/a

Discover this immaculate and thoughtfully maintained 2-bedroom, 2-bathroom condo in the sought-after Milano Complex, nestled in the vibrant community of Panorama Hills. Boasting soaring 9-foot ceilings and a bright, open layout, this home offers a perfect balance of comfort and style. Step into freshly painted living spaces—including the living room, dining area, kitchen, and hallway—that lend a modern, refreshed feel throughout. The east-facing patio invites natural sunlight and provides unobstructed views, ideal for enjoying quiet mornings or cozy evenings. Enjoy the convenience of in-suite laundry, as well as underground heated parking to keep your vehicle safe year-round. Visitor parking is plentiful, and the building warmly welcomes pets, adding flexibility for all lifestyles. With well-maintained common areas and a location close to everyday essentials, shops, schools, and green spaces, this unit offers exceptional value in one of the most established communities in the area. Don't miss this fantastic opportunity to own in Panorama Hills. Contact Sylvia today to book your private viewing