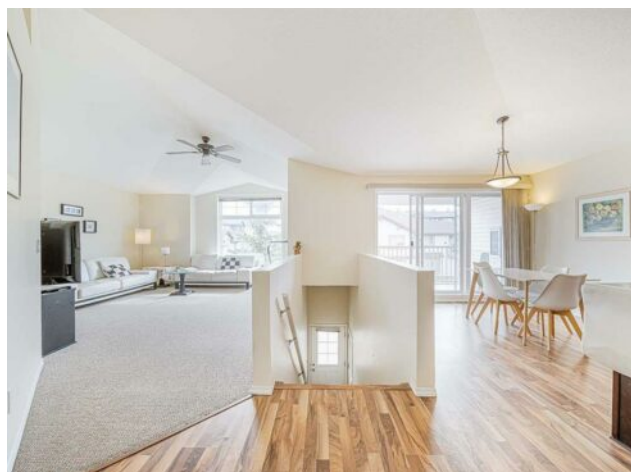


**202, 31 Panatella Landing NW
Calgary, Alberta**

MLS # A2259603



\$349,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 215
Basement:	None	LLD:	-
Exterior:	Brick, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

LOW CONDO FEE! Spacious and refreshed upper-floor end unit in the heart of Panorama Hills. With over 1,200 sq. ft., this is one of the largest units in the complex, offering 2 bedrooms, 2 bathrooms, in-suite laundry, storage, and an attached garage. Bright open-concept layout with vaulted ceilings, large windows, and a kitchen featuring an island, walk-in pantry, and ample cabinetry. The primary bedroom includes a walk-in closet and 4-pc ensuite, plus a second bedroom and full bath for family or guests. Private balcony, in-floor heating, and an advanced air exchange system ensure year-round comfort. Unbeatable location—steps to shopping, restaurants, clinics, and schools. Quick access to Stoney Trail, 15 minutes to the airport. A must-see!