

**106, 20 Panatella Landing NW
Calgary, Alberta**

MLS # A2263335



\$258,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	740 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting, Treed		

Heating: In Floor, Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Storage, Tankless Hot Water, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 220

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

*** #106-20 Panatella Landing NW *** two bedroom bungalow style townhouse in desired community Panorama Hills . Very convenient location , Easy access to ring road , walk to shopping center including Save on food , Tim Hortons , TD bank and restaurants , walk to school and playground , G6-G9 school is just across the street . This lovely home combines thoughtful design with everyday comfort. The open-concept layout showcases large windows that flood the space with natural light , south facing living room and east facing bedrooms . The kitchen offers an island , dark cabinets and flows easily into the dining and living areas, making it ideal for entertaining or simply enjoying quiet evenings at home. Two generously sized bedrooms, a full 4-piece bathroom, and in-suite laundry add convenience and functionality. You'll also appreciate the in-floor heating, extra storage, and your own assigned parking stall . Well run complex with affordable condo fees . Price to sell , better than apartment . Perfect property for the first time buyer or investor . Won't last . Call your agent today !!!